



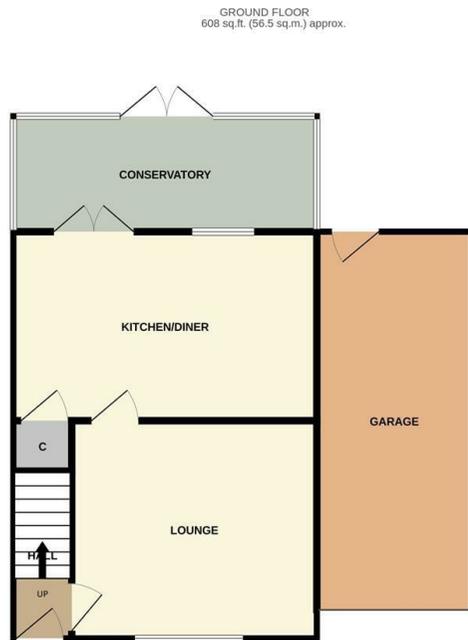
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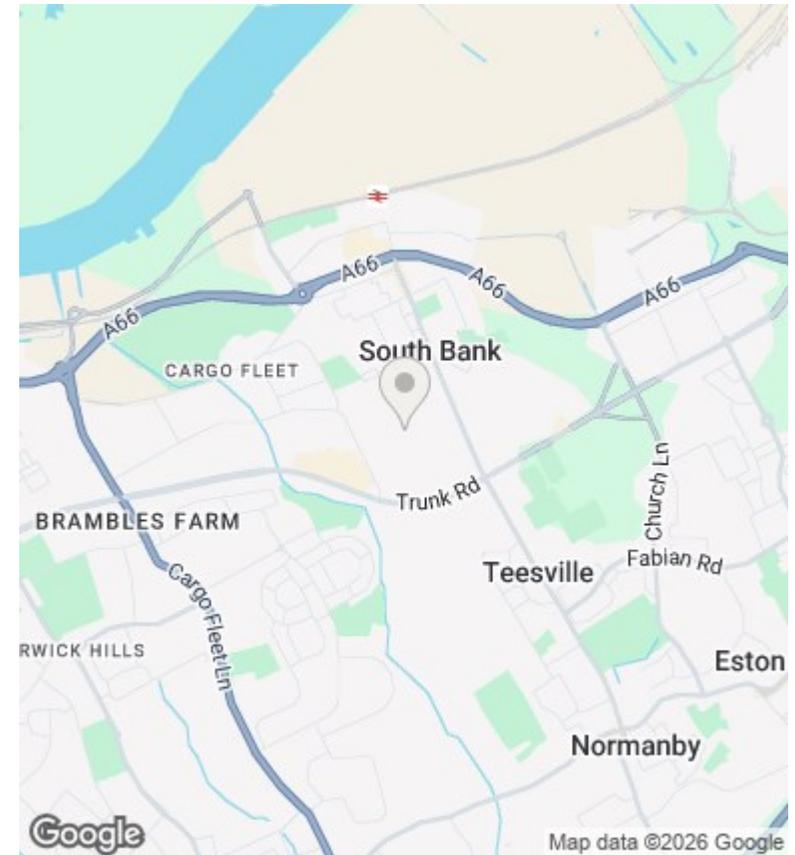
49 Briggs Avenue, Middlesbrough, TS6 6XL

£115,000

- Beautifully Decorated Throughout – Stylish, move-in-ready interiors with a modern touch
- Three Generous Bedrooms – Comfortable and versatile spaces for families, guests, or a home office
- Spacious Conservatory – A bright and airy additional living space perfect for relaxing or entertaining
- No Onward Chain – Hassle-free purchase with quicker move-in potential
- Modern Kitchen/Diner – Sleek and functional, ideal for cooking, dining, and socialising
- Great Location – Close to sought-after schools and local amenities in a popular TS6 setting



TOTAL FLOOR AREA - 954 sq.ft. (88.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	