

## SEDGEBROOK GARDENS, NETHERFIELDS, MIDDLESBROUGH, TS3 0QP



- ▲ Available with The BENEFIT of NO ONWARD CHAIN
- ▲ A Spacious Two Bedroom End-Terrace Property
- ▲ Enjoying A Prominent Corner Plot Within This Popular Netherfields Residential Area
- ▲ Double Aspect Lounge/Dining Room with Electric Fire Set in A Feature Surround
- ▲ Kitchen with A Range of Fitted Modern Units
- ▲ Two Double First Floor Bedrooms
- ▲ Bathroom with White Three Piece Suite Including Shower Over the Bath
- ▲ Front, Side & Rear Gardens & Separate Enclosed Yard
- ▲ Gas Central Heating System & Double Glazing
- ▲ Located Close to Transport Links, Schooling & Local Amenities

**£80,000**

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**GROUND FLOOR**

**ENTRANCE PORCH**

**LOUNGE/DINING ROOM - 6.9m (22'8") reducing to 3.74m (12'3") x 3.62m (11'11") reducing to 2.9m (9'6")**

**KITCHEN - 3.5m x 2.7m (11'6" x 8'10")**

**REAR HALLWAY**

**FIRST FLOOR**

**LANDING - '**

**BEDROOM ONE - 4.04m x 3.19m (13'3" x 10'6")**

**BEDROOM TWO - 2.81m x 5.47m (9'3" x 17'11")**

**BATHROOM - 1.69m x 2.22m (5'7" x 7'3")**

**EXTERNALLY**

**GARDENS & YARD**

The property sits on a corner plot and boasts front, side, and rear gardens. The front is enclosed with paving, established borders, and lawn. The side and rear gardens are enclosed and laid to lawn and there is a separate enclosed yard with external brick built storage.

**TO VIEW: Tel: 01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

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**AGENTS REF:** - JF/LS/MID230427/19072023

**Council Tax Band:** A **Tenure:** Freehold

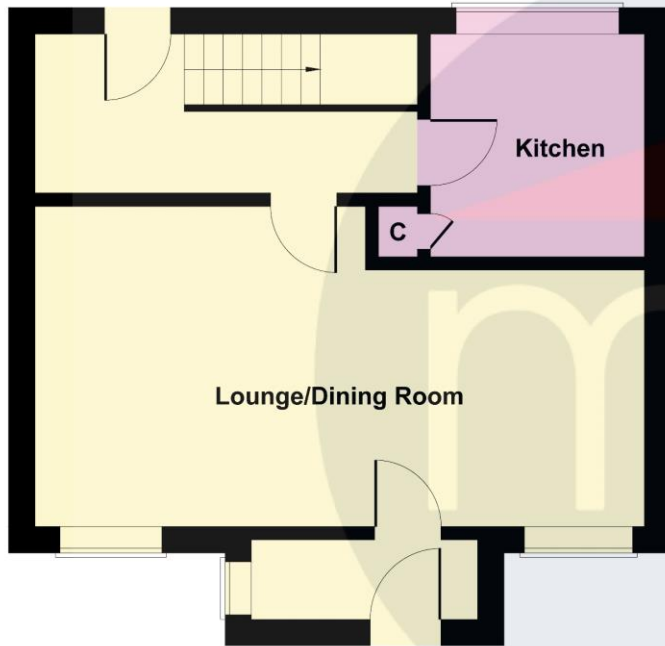
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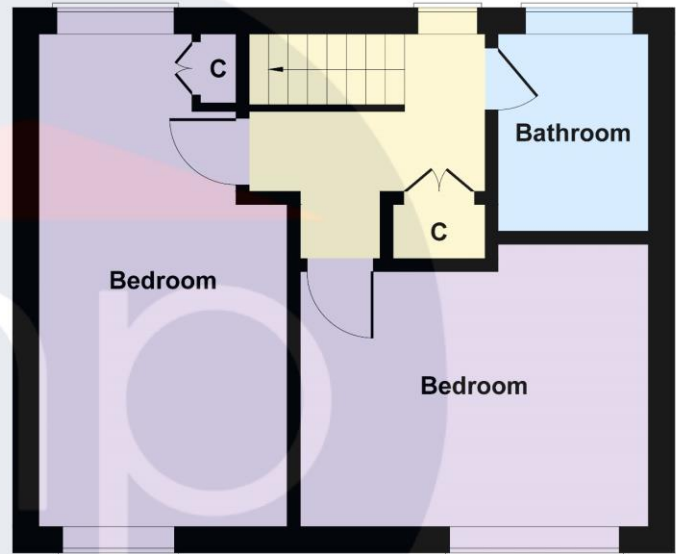
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current market

### 31 Sedgebrook Gardens



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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