



ONE  
MONTH

FREE RENT

Ascend

Saffron Gardens, Middlesbrough, TS8

£1,005 Per Month

LOCATION, COMMUNITY & BEYOND

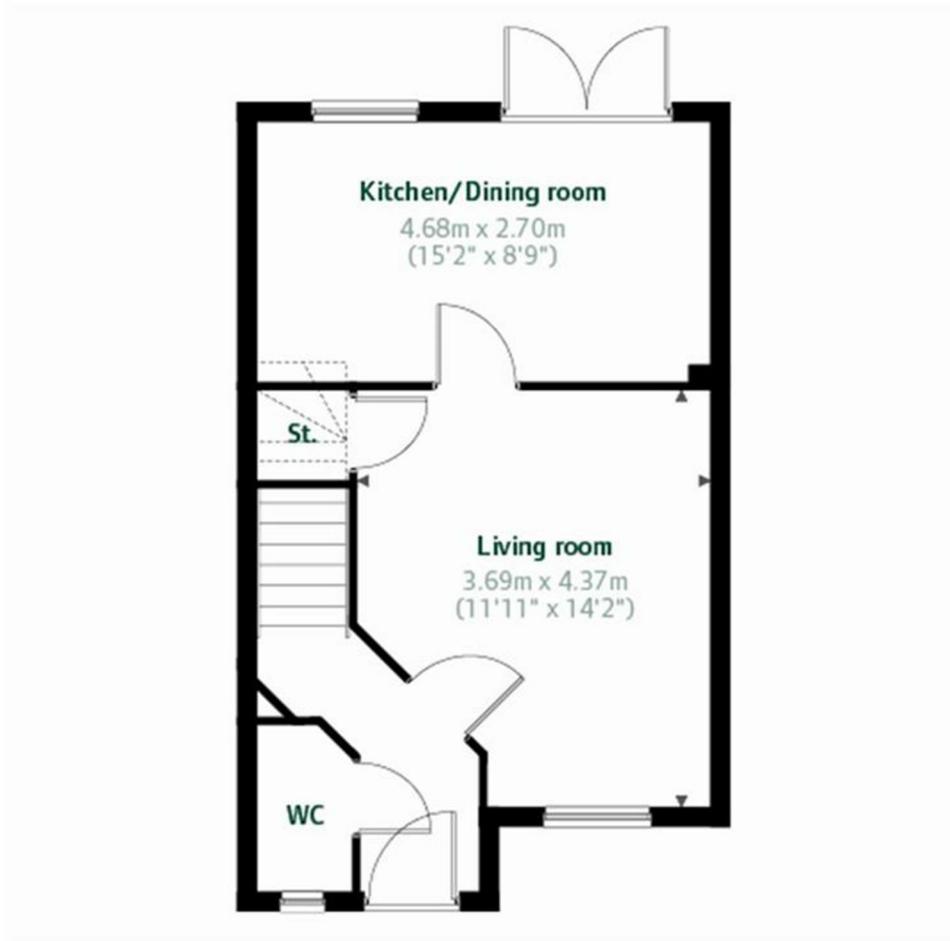
Welcome to Saffron Gardens by Ascend, a stunning collection of three and four-bedroom new homes in the popular Hemlington area, just south of Middlesbrough. This well-established suburb offers a range of local amenities, including the nearby Parkway Shopping Centre and the scenic parkland surrounding Hemlington Lake, perfect for family relaxation and outdoor activities. With the A174 just a short distance away, commuting is convenient; this road connects to the A19 at the Parkway Interchange, providing direct routes to Sunderland and York. For those who travel further afield, Durham Tees Valley Airport is only 30 minutes by car.

At Saffron Gardens, families can enjoy the best of both worlds—urban convenience and access to nature. The development is enveloped by 39 acres of open parkland, making it an ideal location for outdoor enthusiasts. Plus, the breathtaking North York Moors National Park is less than half an hour away, offering vast open spaces and stunning views back toward Middlesbrough. Saffron Gardens is the perfect place to call home, providing a comfortable lifestyle in a vibrant community.

ABOUT YOUR HOME - THE BARTON

This delightful home is perfectly suited for a young family, featuring two inviting living spaces that enhance togetherness and flow effortlessly into the garden through charming French doors. The en suite bathroom provides a private retreat for the adults, while the family bathroom ensures that busy mornings run smoothly without the morning rush. Additionally, the Barton's versatile third bedroom can easily transform into a dedicated home office, making it an ideal choice for those prioritizing workspace in their wish list.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	96		
95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G		100-120 A 80-99 B 60-79 C 40-59 D 20-39 E 10-19 F 0-9 G	
<small>For energy efficient - higher ranking costs</small>		<small>For environmentally friendly - lower CO<sub>2</sub> emissions</small>	
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