



## 9 Coleby Avenue

, Middlesbrough, TS4 3PJ

**£695**

New to the market in Coleby Avenue, Easterside, Middlesbrough. this well-presented house offers a delightful living experience for families and individuals alike. With three spacious bedrooms, this property provides ample room for relaxation and personal space. The inviting reception room serves as a perfect gathering spot for family and friends, creating a warm and welcoming atmosphere.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. It is designed to cater to all your culinary needs while providing a stylish space to enjoy meals.

One of the highlights of this property is the large rear garden, which offers a wonderful outdoor retreat. Whether you wish to host summer barbecues, cultivate a garden, or simply enjoy the fresh air, this expansive space is sure to impress.

Situated in a quiet cul-de-sac, the location ensures a peaceful environment, ideal for those seeking a serene lifestyle while still being conveniently close to local amenities. This charming house on Coleby Avenue is a perfect blend of comfort and modern living, making it an excellent choice for your next home.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



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