



3 Coniston Grove  
Middlesbrough, TS5 7BS

Asking Price £150,000

## 3 Coniston Grove

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- Three bedrooms
- Semi detached
- No onward chain
- Driveway and garage
- Private rear garden
- Close to local amenities

Offered to the market vacant with no onward chain, this three bedroom semi-detached property on the ever-popular Coniston Grove in Acklam presents an excellent opportunity for buyers looking to modernise and add value.

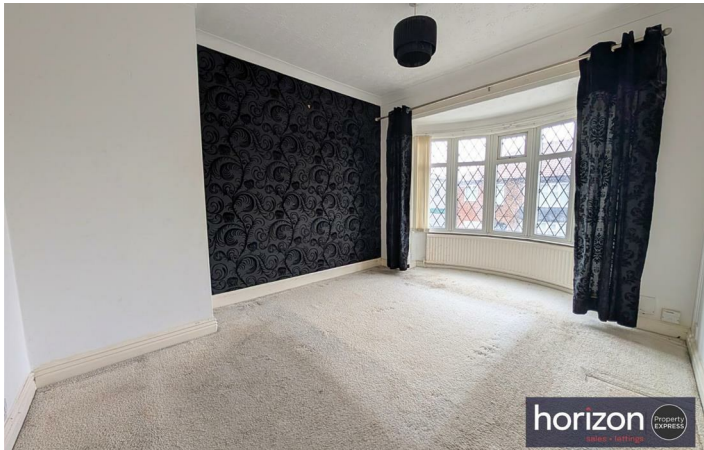
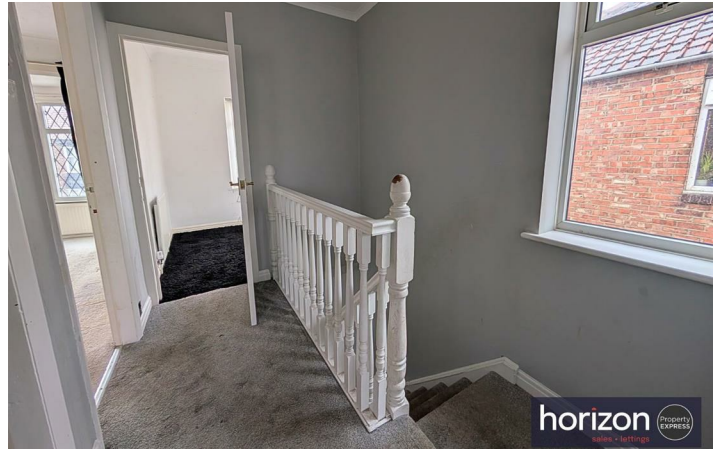
The accommodation briefly comprises an entrance hallway, spacious lounge, dining area, kitchen, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear together with a driveway providing off-road parking.

Situated in a sought-after residential area close to local schools, shops, transport links and amenities, the property is ideally suited to first-time buyers, families or investors seeking a renovation project.

Early viewing is recommended to appreciate the potential on offer.



[Directions](#)



# Floor Plan



GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	