



The Washington is a three-bedroom semi-detached home at Miller Homes' Woodcross Gate development in Normanby, Middlesbrough. The ground floor features a contemporary kitchen and an open-plan living/dining area, with French doors leading to the rear garden, creating a bright and inviting space ideal for entertaining. A convenient downstairs WC adds to the practicality. Upstairs, the principal bedroom boasts an en-suite bathroom, providing a private retreat. Two additional well-proportioned bedrooms offer flexibility for family, guests, or a home office, catering to modern living needs. A stylish family bathroom serves these bedrooms. The property includes allocated parking spaces. Situated off Flatts Lane, the development enjoys a tree-lined location on the edge of Flatts Lane Country Park, combining the convenience of a mature community with the appeal of peaceful natural surroundings.

**Burnham Gardens, Middlesbrough, TS6 0FG**

**3 Bed - House**

**£171,995**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



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# Burnham Gardens, Middlesbrough, TS6 0FG



## Entrance Hall

### Kitchen

10'4" x 7'4" (3.16m x 2.26m)

### Lounge

16'7" x 14'7" (5.07m x 4.47m )

### Cloakroom/ WC

## First Floor

### Bedroom 1

11'3" x 10'5" (3.45m x 3.20m )

### En-Suite

### Bedroom 2

9'8" x 8'0" (2.97m x 2.46m)

### Bathroom

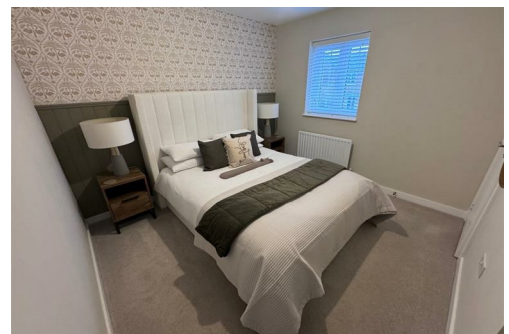
### Bedroom

7'2" x 6'3" (2.19m x 1.93m )

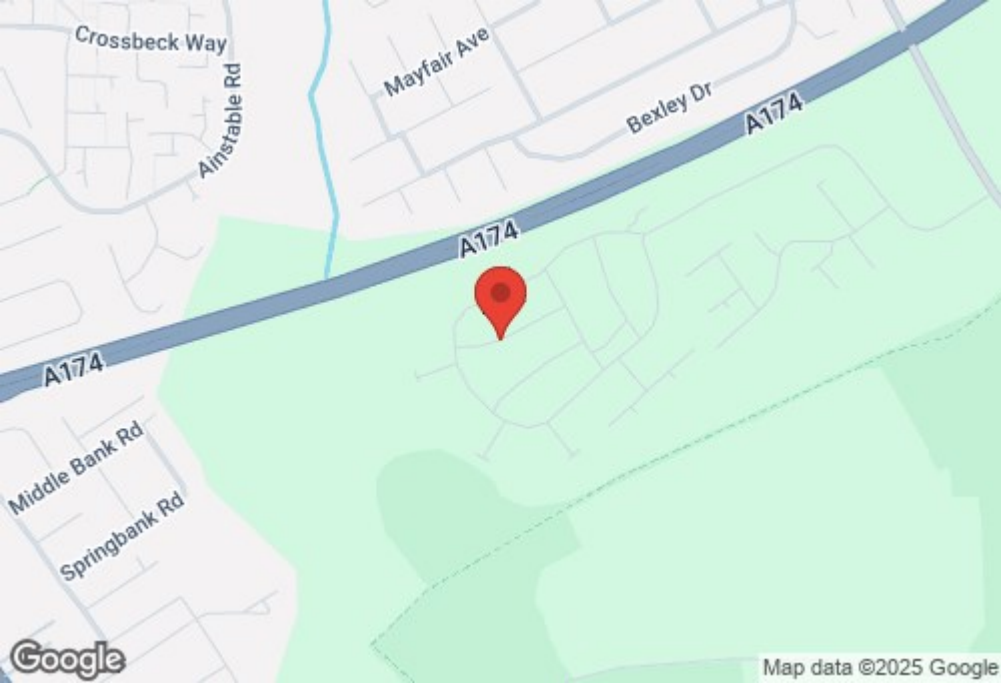
## Outside

### Off Street Parking

### Rear Garden




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

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