



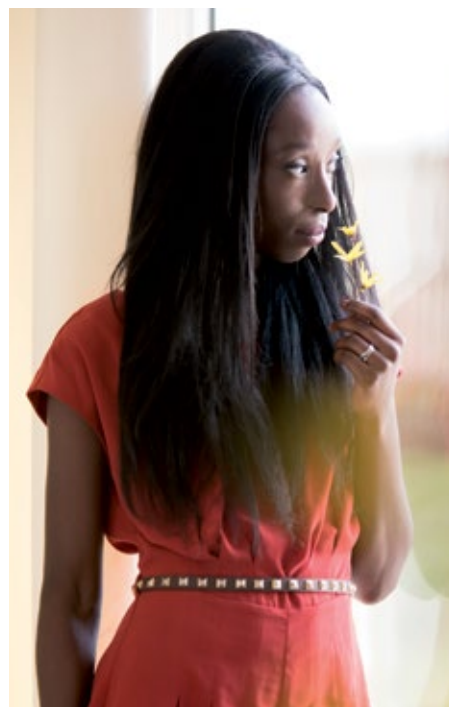
**Clairville Grange  
Middlesbrough**

**millershomes**

*the place to be®*



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



*the place to be*<sup>®</sup>

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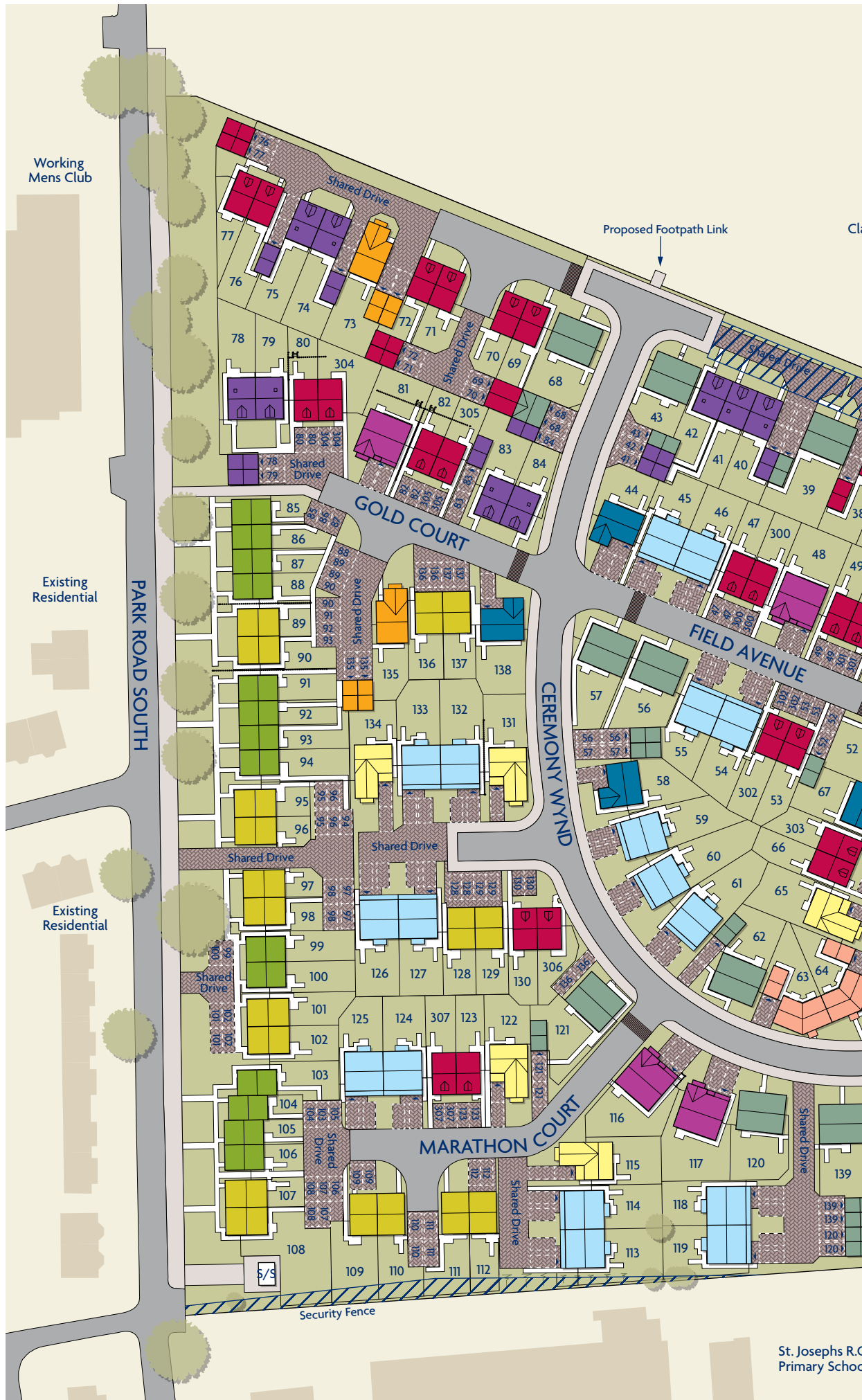


# Plot information

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- Retaining Wall
- Batter
- Easement

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



St. Josephs R.C. Primary School



Clairville Common/Parkland



Cl  
si

## Welcome to Clairville Grange

Occupying a special location alongside the magnificent Albert Park, Clairville Grange is a beautifully landscaped selection of energy efficient two, three and four bedroom homes in a mature residential neighbourhood close to Teesside University and just a short walk from Middlesbrough town centre. With fast, easy access to the whole of Teesside complementing the excellent local amenities and public transport links, Clairville Grange is destined to become one of Middlesbrough's most sought after addresses.



### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2015, 94% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



## Living in Middlesbrough

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Clairville Grange.















### Leisure & Recreation

Set alongside Albert Park, over 70 acres of recreational space with a boating lake, café, roller skating and other sports facilities, Clairville Grange is also within a ten mile drive of the vast, varied environments of the North Yorks Moors National Park. The superb new Middlesbrough Sports Village, a state-of-the-art facility with an athletics stadium, floodlit pitches, gym and fitness studios, a velodrome, play area and other top-level resources, is located just over a mile away, adjacent to the popular Middlesbrough Cycle Circuit, a one-kilometre indoor track. Other outstanding amenities in easy reach include the water sports facilities at the Tees Barrage International White Water Centre, and the recently restored Preston Park Museum and grounds, where the historic collection is accompanied by a nature reserve, Butterfly World, a small-gauge railway and a host of other attractions. Sporting venues include Riverside Stadium, the home ground of Middlesbrough FC.

### Recycling Facilities

The recycling site at Binks Street, around fifteen minutes walk away, provides facilities for most household waste including glass, cans, paper and card, plastic bottles and shoes.

### Education & Health

Schools within walking distance of Clairville Grange include St Joseph's RC Primary, adjacent to the development, and Breckon Hill Primary. Newlands Medical Centre is located on Borough Road, less than ten minutes walk from the development, and there are several dentists within around half a mile. The highly respected James Cook University Hospital, where the round-the-clock Accident and Emergency department is regarded as one of the country's best, is just fifteen minutes walk away.









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# Twain

# 2 Bed

## Overview

The spacious landing of the Twain opens on to a beautifully planned and expertly equipped open plan living space in which dual aspect windows add a bright, welcoming appeal to an immensely practical layout.

## Key Features

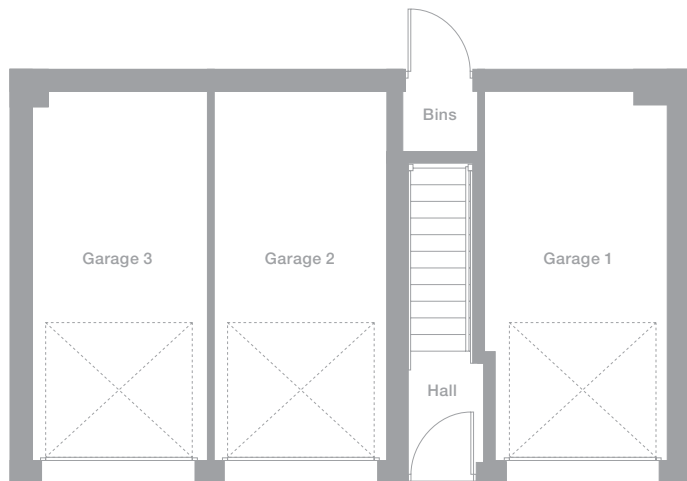
Dual Aspect Windows  
Garage  
Storage

## Total Floor Space

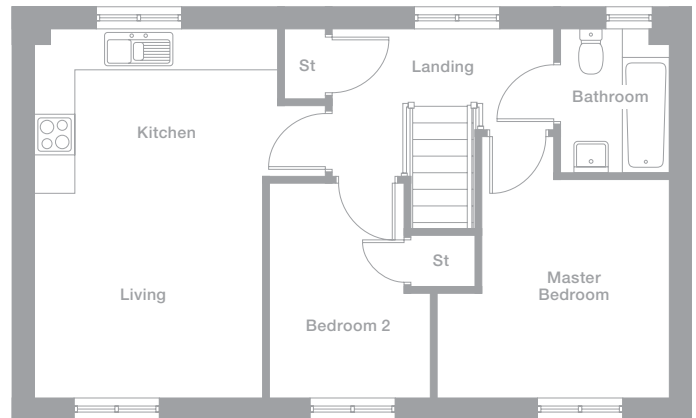
603 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### First Floor

Living  
3.35m x 3.00m  
11'0" x 9'10"

Kitchen  
3.57m x 2.42m  
11'9" x 7'11"

Master Bedroom  
3.42m max x 3.22m  
11'3" x 10'7"

Bedroom 2  
2.37m max x 3.17m max  
7'9" x 10'5"

Bathroom  
1.60m x 2.11m  
5'3" x 6'11"

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## 2 Bed

### Key Features

French Doors  
Downstairs WC  
Storage

### Total Floor Space

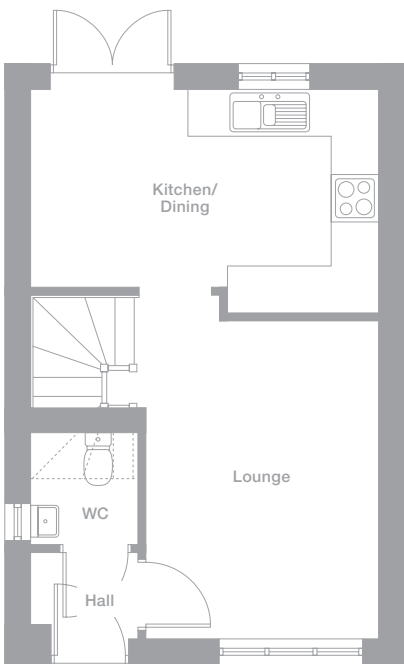
657 sq ft

## Yare

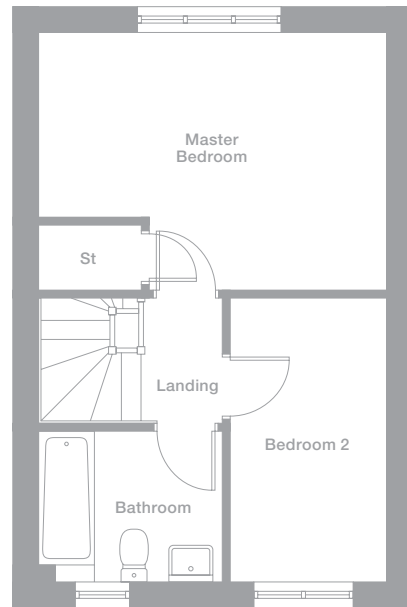
### Overview

The stylish archway linking the lounge and dining room of the Yare not only adds an elegant focal point to this comfortable home, it allows both spaces to enjoy the benefits of natural light from front and rear.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
2.95m x 4.02m  
9'8" x 13'2"

Kitchen/Dining  
4.39m x 2.83m max  
14'5" x 9'4"

WC  
1.34m x 1.40m  
4'5" x 4'7"

#### First Floor

Master Bedroom  
4.39m max x 3.26m max  
14'5" x 10'9"

Bedroom 2  
1.98m x 3.58m  
6'6" x 11'9"

Bathroom  
2.31m x 1.91m  
7'7" x 6'4"

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# Hurston

# 3 Bed

### Overview

The french doors that keep the stylishly planned and equipped kitchen light and airy will also add enormously to the pleasure of dining on summer evenings. Upstairs, the third bedroom could be easily transformed into a home office.

### Key Features

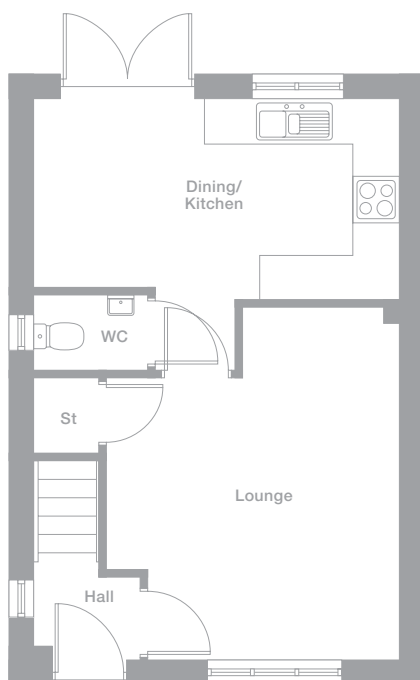
French Doors  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

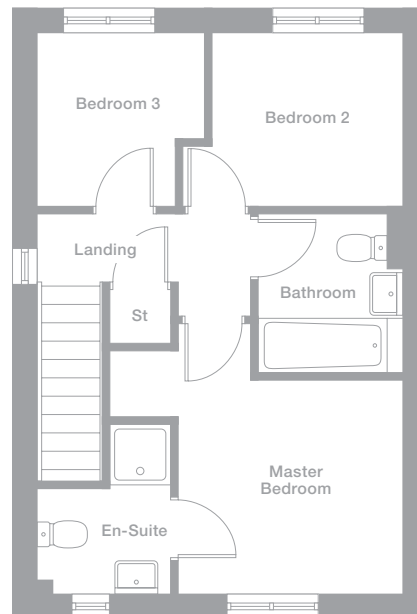
771 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.86m max x 4.66m max  
12'8" x 15'3"

Dining/Kitchen  
4.82m x 2.67m max  
15'10" x 8'9"

WC  
1.50m x 1.00m  
4'11" x 3'3"

#### First Floor

Master Bedroom  
2.95m x 2.84m min  
9'8" x 9'4"

En-Suite  
1.76m x 1.40m  
5'9" x 4'7"

Bedroom 2  
2.52m x 2.29m  
8'3" x 7'6"

Bedroom 3  
2.20m max x 2.29m  
7'3" x 7'6"

Bathroom  
1.90m x 2.10m  
6'3" x 6'11"

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## 3 Bed

### Key Features

French Doors  
Dormer Window  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

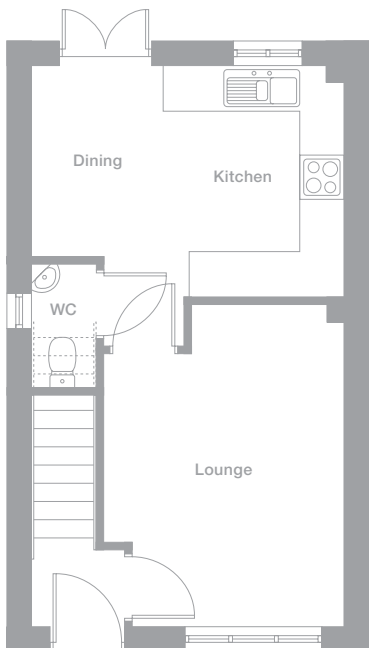
892 sq ft

## Tolkien

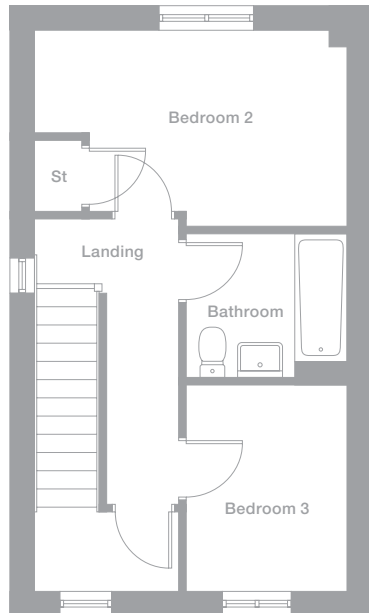
### Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

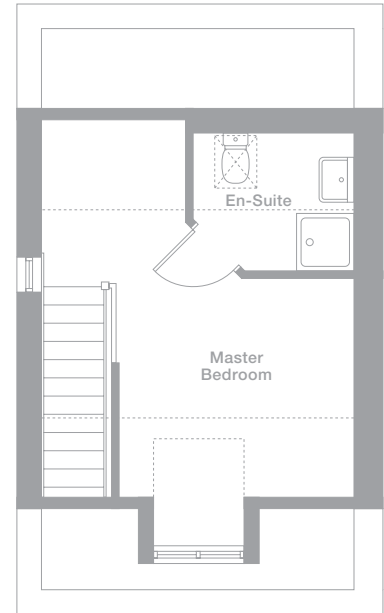
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.19m max x 4.27m max  
10'6" x 14'0"

Dining  
1.73m x 2.53m  
5'8" x 8'4"

Kitchen  
2.40m x 3.06m  
7'11" x 10'1"

WC  
0.85m x 1.63m  
2'10" x 5'4"

#### First Floor

Bedroom 2  
4.14m max x 2.60m max  
13'7" x 8'6"

Bedroom 3  
2.13m x 2.73m  
7'0" x 9'0"

Bathroom  
2.13m x 1.91m  
7'0" x 6'3"

#### Second Floor

Master Bedroom  
3.19m x 2.90m  
1195 HGT. L.  
10'6" x 9'6"

En-Suite  
2.14m max x 1.82m  
1369 HGT. L.  
7'1" x 6'0"

HGT. L. = Height Line

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# Tweed

# 3 Bed

## Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

## Key Features

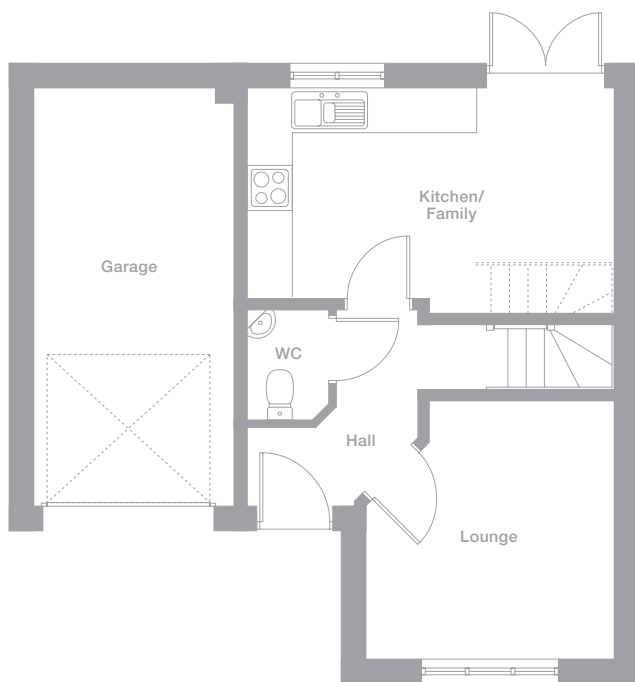
French Doors  
Master Bed En-Suite  
Downstairs WC  
Integral Garage

## Total Floor Space

892 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.29m max x 3.41m max  
10'10" x 11'3"

Kitchen/Family  
4.86m x 3.05m max  
16'0" x 10'0"

WC  
1.08m max x 1.45m max  
3'7" x 4'9"

### First Floor

Master Bedroom  
3.66m max x 3.43m max  
12'0" x 11'3"

En-Suite  
1.91m x 2.01m  
6'4" x 6'7"

Bedroom 2  
3.29m x 3.47m  
10'10" x 11'5"

Bedroom 3  
3.16m x 2.22m  
10'4" x 7'4"

Bathroom  
2.41m x 2.22m max  
7'11" x 7'4"

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## 3 Bed

### Key Features

French Doors  
Master Bed En-Suite  
Downstairs WC  
Integral Garage

### Total Floor Space

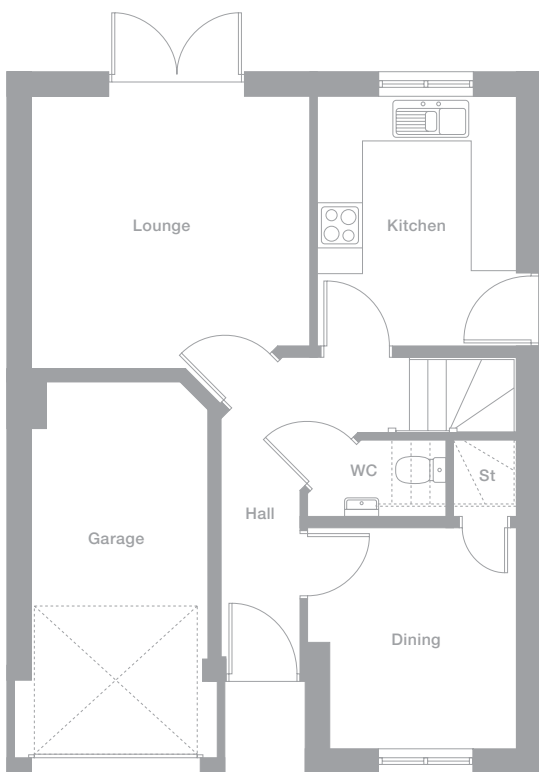
957 sq ft

## Carron

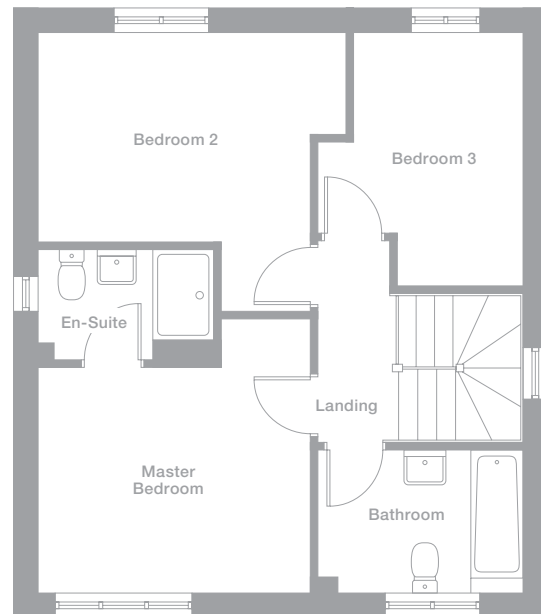
### Overview

The sheltered porch and distinctive hallway style and character of the Carron, and the approach is carried through into details like the unusual lounge entrance and the attractive shapes of the bedrooms.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.68m x 3.61m max  
12'1" x 11'10"

Dining  
2.46m x 2.93m  
8'1" x 9'8"

Kitchen  
2.64m x 3.31m  
8'8" x 10'10"

WC  
1.83m max x 1.01m max  
6'0" x 3'4"

#### First Floor

Master Bedroom  
3.60m x 2.99m  
11'10" x 9'10"

En-Suite  
2.33m max x 1.46m max  
7'8" x 4'9"

Bedroom 2  
4.07m max x 2.78m  
13'4" x 9'2"

Bedroom 3  
2.25m x 3.36m max  
7'5" x 11'1"

Bathroom  
2.72m x 1.89m  
8'11" x 6'3"

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# Orwell

# 3 Bed

## Overview

The L-shaped lounge, with its stylish bay window, provides an elegant counterpoint to a welcoming kitchen and dining room where french doors add flexibility while filling the space with natural light and creating a relaxing focal point for family life.

## Key Features

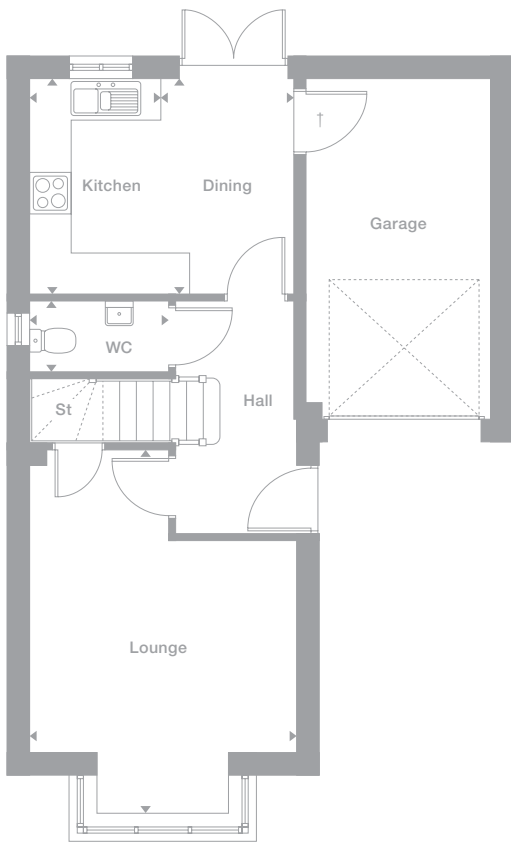
Feature Bay Window  
French Doors  
Master Bed En-Suite  
Master Bed Wardrobe  
Garage

## Total Floor Space

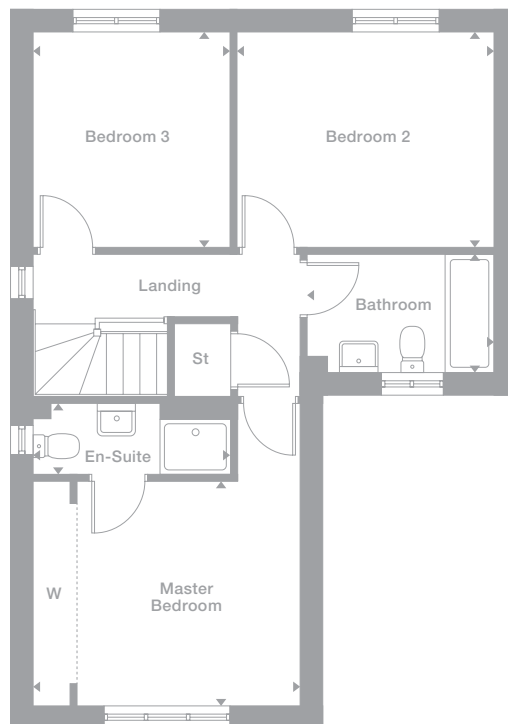
960 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.85m max x 5.25m max  
12'8" x 17'3"

Dining  
1.90m x 3.10m  
6'3" x 10'2"

Kitchen  
1.90m x 3.10m  
6'3" x 10'2"

WC  
2.00m x 1.02m  
6'7" x 3'4"

### First Floor

Master Bedroom  
3.85m max x 3.24m  
12'8" x 10'8"

En-Suite  
2.84m max x 1.01m max  
9'4" x 3'4"

Bedroom 2  
3.69m x 3.10m  
12'1" x 10'2"

Bedroom 3  
2.83m x 3.10m  
9'4" x 10'2"

Bathroom  
2.68m x 1.70m  
8'10" x 5'7"

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\* Plots are a mirror image of plans shown above

† Optional personnel door





## 3 Bed

## Larkin

### Key Features

Feature Bay Window  
Kitchen/Dining  
Dressing Area  
Utility  
Garage

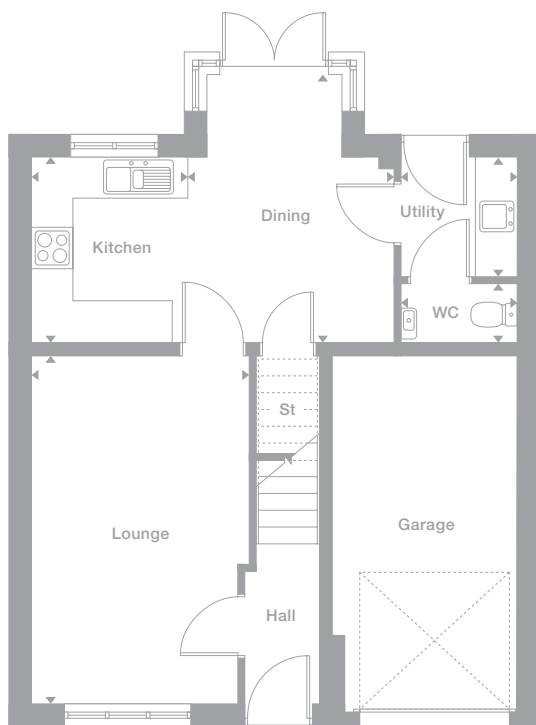
### Total Floor Space

980 sq ft

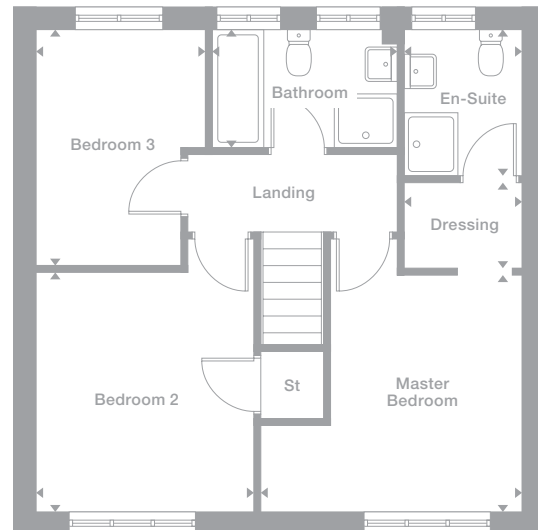
### Overview

Complemented by a separate utility room, the beautiful kitchen incorporates a magnificent dining area extending into a bay window with central french doors, adding a delightful, conservatory-style charm. The en-suite master bedroom includes a thoughtfully provided dressing area.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.14m max x 5.00m 10'4" x 16'5"	WC 1.67m x 0.85m 5'6" x 2'9"
Dining 2.97m max x 3.80m max 9'9" x 12'6"	Utility 1.67m x 1.74m 5'6" x 5'9"
Kitchen 2.25m x 2.68m 7'5" x 8'10"	

#### First Floor

Master Bedroom 3.75m max x 3.41m 12'4" x 11'2"	Bedroom 2 3.14m x 3.44m 10'4" x 11'4"
En-Suite 1.70m x 2.11m 5'7" x 6'11"	Bedroom 3 2.44m max x 3.40m 8'0" x 11'2"
Dressing 1.70m x 1.23m 5'7" x 4'1"	Bathroom 2.66m x 1.70m 8'9" x 5'7"

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\* Plots are a mirror image of plans shown above

# Kipling

## 3 Bed

### Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

### Key Features

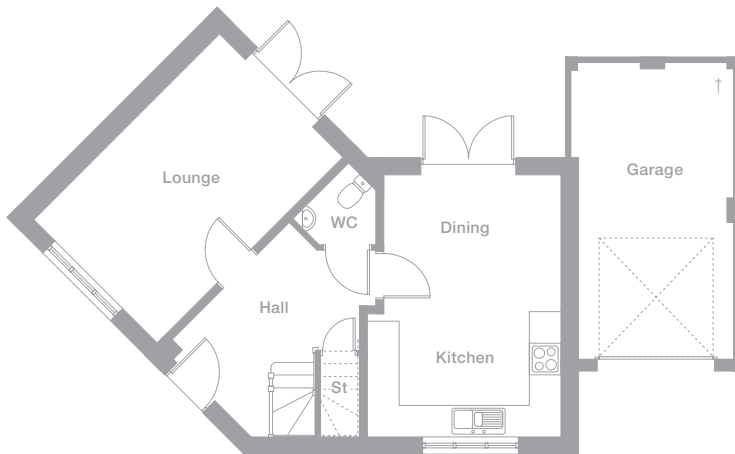
French Doors  
Master Bed En-Suite  
Downstairs WC  
Garage

### Total Floor Space

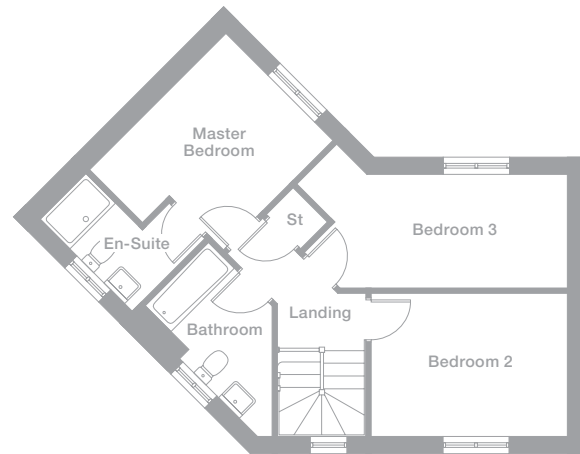
1,027 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.32m x 4.96m  
10'11" x 16'3"

Dining  
3.35m x 2.63m  
11'0" x 8'8"

Kitchen  
3.65m x 2.32m  
12'0" x 7'8"

WC  
1.45m max x 1.49m max  
4'9" x 4'11"

#### First Floor

Master Bedroom  
2.87m x 3.66m max  
9'5" x 12'0"

En-Suite  
2.47m x 1.21m  
8'2" x 4'0"

Bedroom 2  
3.70m x 2.71m  
12'2" x 8'11"

Bedroom 3  
4.39m x 2.16m  
14'5" x 7'1"

Bathroom  
3.26m max x 1.93m max  
10'8" x 6'4"

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† Garage location may vary





## 4 Bed

### Key Features

French Doors  
Dormer Window  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

1,086 sq ft

## Rolland

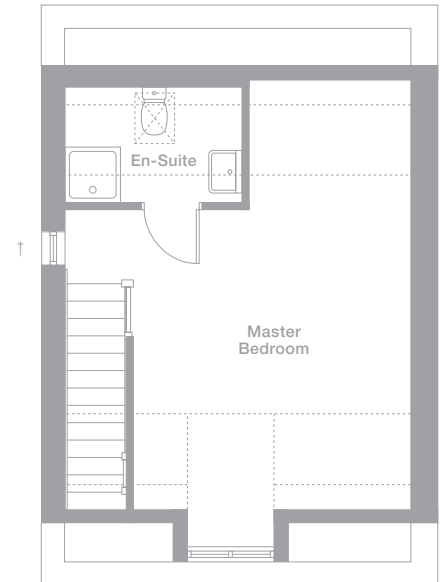
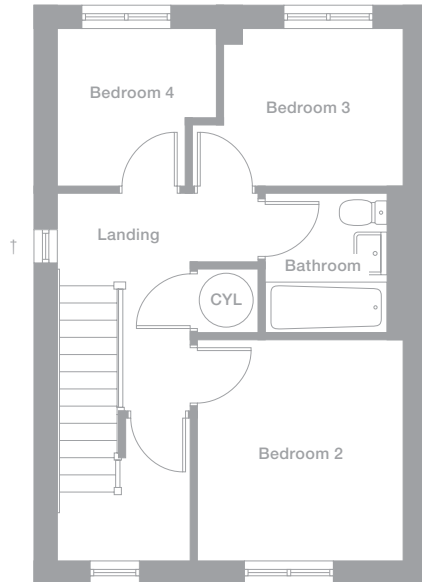
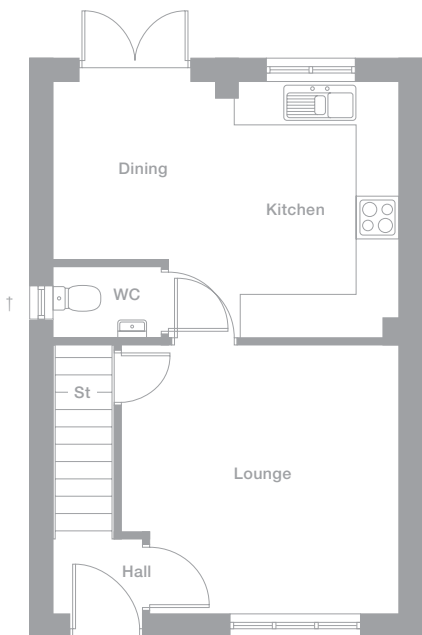
### Overview

With its dormer window, the Rolland has an instant charm that is exemplified by its exciting en-suite master bedroom, a retreat of immense character that is entered via its own private staircase.

### Ground Floor

### First Floor

### Second Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.87m max x 3.76m  
12'8" x 12'4"

Dining  
2.52m x 2.47m  
8'3" x 8'2"

Kitchen  
2.30m x 3.57m  
7'7" x 11'9"

WC  
1.50m x 1.00m  
4'11" x 3'3"

#### First Floor

Bedroom 2  
2.87m x 3.08m  
9'5" x 10'1"

Bedroom 3  
2.51m x 2.21m  
8'3" x 7'3"

Bedroom 4  
2.21m max x 2.21m max  
7'3" x 7'3"

Bathroom  
1.70m x 1.94m  
5'7" x 6'5"

#### Second Floor

Master Bedroom  
3.87m x 4.18m  
1159 HGT. L.  
12'8" x 13'9"

En-Suite  
2.46m x 1.61m  
1270 HGT. L.  
8'1" x 5'4"

† End terrace only

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# Esk

## 4 Bed

### Overview

Designed and equipped to make light of the most adventurous cooking, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive lounge with a stylish traditional bay window.

### Key Features

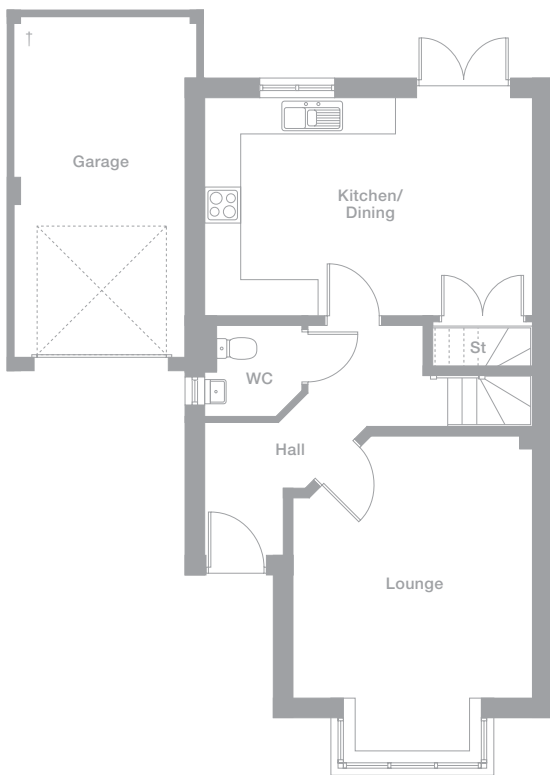
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Garage

### Total Floor Space

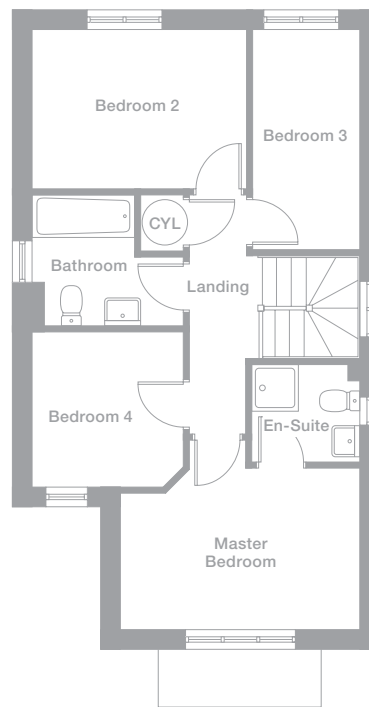
1,105 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.96m max x 5.23m max  
13'0" x 17'2"

**Kitchen/Dining**  
5.42m x 3.61m  
17'10" x 11'10"

**WC**  
1.61m max x 1.51m max  
5'4" x 4'11"

#### First Floor

**Master Bedroom**  
3.96m max x 2.67m  
13'0" x 8'9"

**En-Suite**  
1.79m x 1.61m  
5'11" x 5'4"

**Bedroom 2**  
3.55m x 2.64m  
11'8" x 8'8"

**Bedroom 3**  
1.78m x 3.64m  
5'10" x 11'11"

**Bedroom 4**  
2.51m max x 2.56m max  
8'3" x 8'5"

**Bathroom**  
2.51m max x 2.17m max  
8'3" x 7'1"

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† Garage location may vary





## 4 Bed

### Key Features

French Doors  
 Feature Bay Window  
 Master Bed En-Suite  
 Downstairs WC  
 Integral Garage  
 Utility

### Total Floor Space

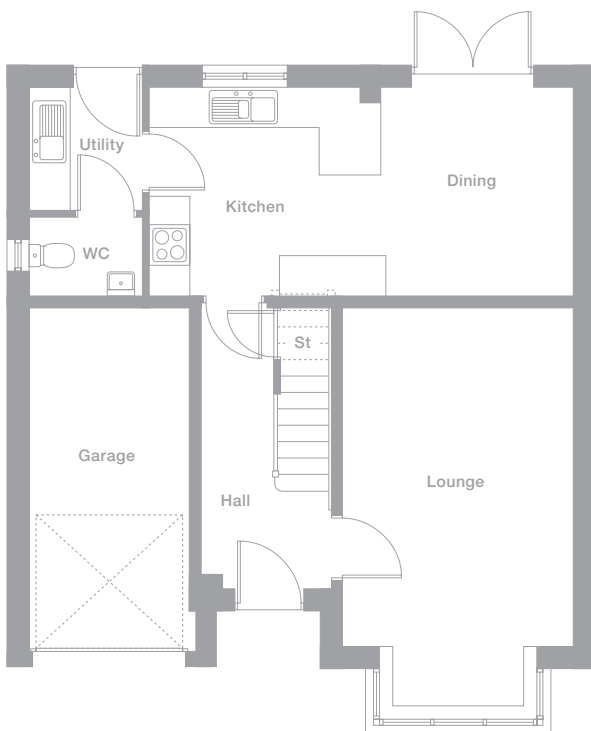
1,233 sq ft

## Glenmuir

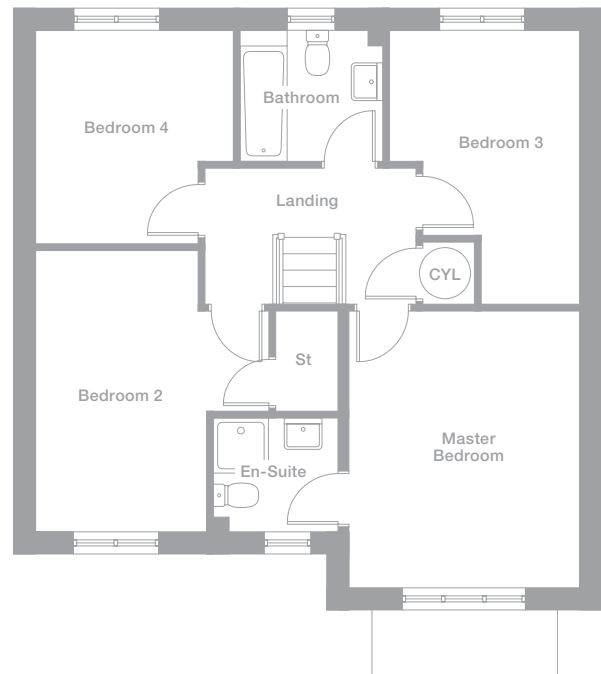
### Overview

The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.39m x 5.86m max 11'2" x 19'3"	WC 1.66m x 1.17m 5'5" x 3'10"
Dining 2.83m x 3.07m 9'4" x 10'1"	Utility 1.66m x 1.81m 5'5" x 5'11"
Kitchen 3.41m x 3.07m 11'2" x 10'1"	

#### First Floor

Master Bedroom 3.39m x 4.07m max 11'2" x 13'4"	Bedroom 3 2.79m max x 4.03m max 9'2" x 13'3"
En-Suite 1.84m x 1.68m 6'0" x 5'6"	Bedroom 4 2.91m max x 3.13m max 9'7" x 10'4"
Bedroom 2 2.52m x 4.14m max 8'3" x 13'7"	Bathroom 2.10m x 1.92m 6'11" x 6'4"

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# Buchan

# 4 Bed

### Overview

Windows at either end bring beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

### Key Features

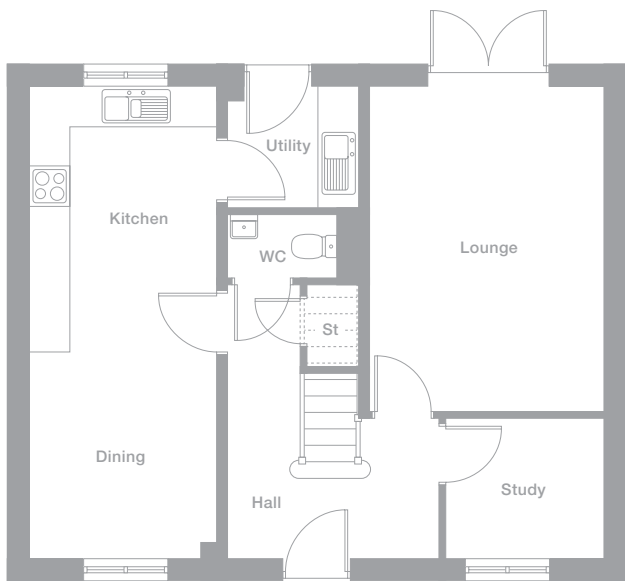
French Doors  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study

### Total Floor Space

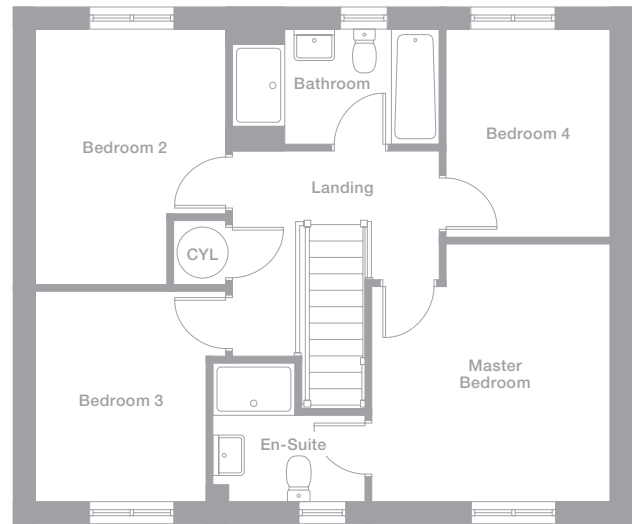
1,264 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Lounge</b> 3.45m x 4.79m 11'4" x 15'9"	<b>WC</b> 1.62m x 0.94m 5'4" x 3'1"
<b>Dining</b> 2.76m x 3.04m 9'1" x 10'0"	<b>Utility</b> 1.93m x 1.79m 6'4" x 5'11"
<b>Kitchen</b> 2.76m x 3.90m 9'1" x 12'10"	<b>Study</b> 2.32m x 2.06m 7'7" x 6'9"

#### First Floor

<b>Master Bedroom</b> 3.50m max x 3.79m max 11'6" x 12'5"	<b>Bedroom 3</b> 2.51m x 3.09m 8'3" x 10'2"
<b>En-Suite</b> 2.23m max x 2.04m max 7'4" x 6'8"	<b>Bedroom 4</b> 2.41m x 3.06m 7'11" x 10'1"
<b>Bedroom 2</b> 2.80m max x 3.76m max 9'2" x 12'4"	<b>Bathroom</b> 3.04m max x 1.70m max 10'0" x 5'7"

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## 4 Bed

### Key Features

French Doors  
Feature Bay Window  
Downstairs WC  
2 En-Suites  
Integral Garage

### Total Floor Space

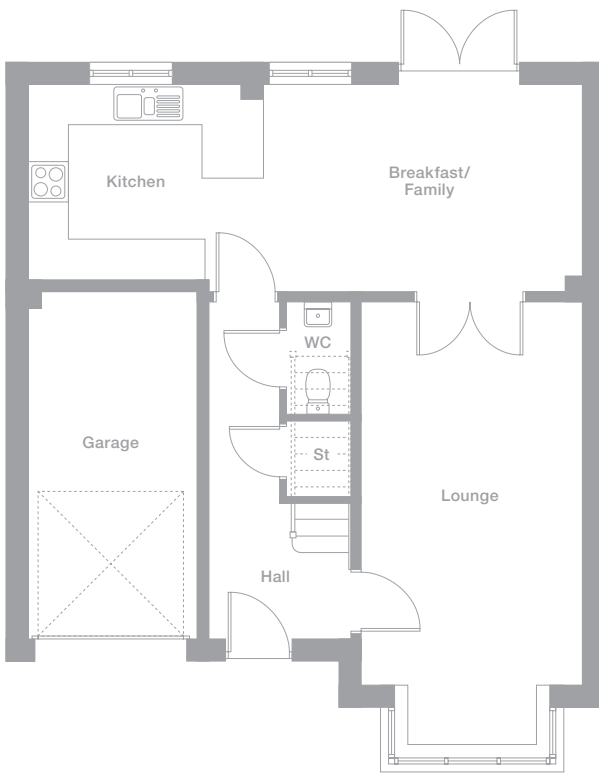
1,349 sq ft

## Crompton

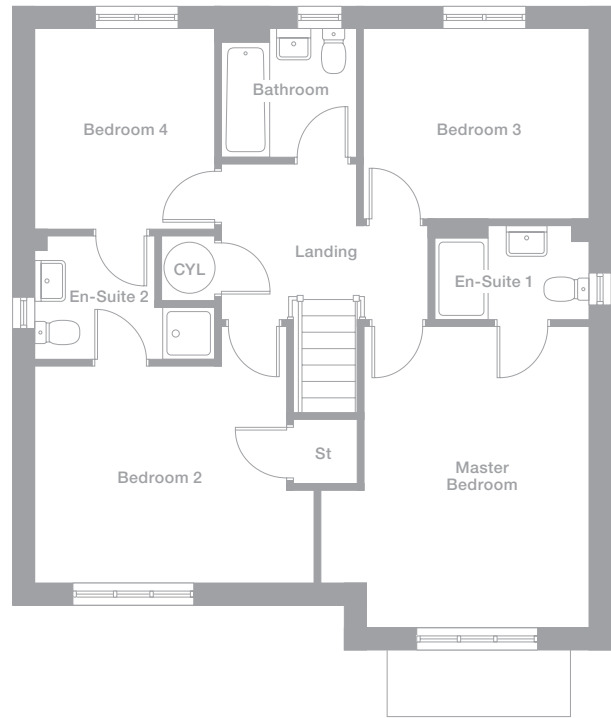
### Overview

The elegant bay window and stylish double doors give the lounge a classic, timeless appeal, while the cleverly shared en-suite shower room is an imaginative addition to the luxury of this superb family home.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.26m x 6.52m max  
10'9" x 21'5"

Kitchen  
3.46m x 2.88m  
11'4" x 9'5"

Breakfast/Family  
4.70m x 3.05m  
15'5" x 10'0"

WC  
0.94m x 1.65m  
3'1" x 5'5"

#### First Floor

Master Bedroom  
3.26m x 4.43m  
10'9" x 14'7"

En-Suite 1  
2.27m max x 1.40m max  
7'6" x 4'7"

Bedroom 2  
4.11m max x 3.19m  
13'6" x 10'6"

En-Suite 2  
2.65m max x 1.82m max  
8'9" x 6'0"

Bedroom 3  
3.34m x 2.80m  
10'11" x 9'3"

Bedroom 4  
2.65m x 2.96m  
8'9" x 9'9"

Bathroom  
1.98m x 1.90m  
6'6" x 6'3"

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# Specification

All Housetypes  
(where applicable)

## Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Square edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Electric induction hob	○
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Integrated fridge/freezer	○
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
Downlighters to underside of wall units	○
3 spot LED track light to ceiling	✓
LED downlighters to ceiling	○
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

## Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps	✓
Bar style chrome shower mixer valve	✓
Low profile shower tray with stainless steel framed clear glass enclosure (where layout permits)	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (bathrooms and en-suites only)	✓
Splashback ceramic tiling to basin in WC's	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available



**Electrical**

Mains wired (with battery back-up) smoke detectors	✓
Mains wired carbon monoxide detectors	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
PIR operated porch light	✓
Front doorbell and chime	✓
Intruder alarm	○

**Heating**

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

**Exterior**

Double glazed PVCu windows	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
House numbers ready fitted	✓
Outside cold water tap	○

**Decorative**

Stop chamfer moulded spindles and newels to staircase	✓
Ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white except wet rooms to be painted white	✓
Woodwork painted gloss white	✓
Fitted wardrobe system to master bedroom	○

**Landscaping**

Turf to front garden	✓
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

### Transport

Clairville Grange is less than a mile's drive from the A66 and about three and a half miles from its intersection with the A19. Middlesbrough station offers direct trains to Manchester, Carlisle and Whitby, with Darlington and the Intercity network around half an hour away. There is also a convenient station on the Whitby line at the nearby James Cook University Hospital, and the development is also well served by local buses.

### Arts & Entertainment

Middlesbrough has an excellent choice of live entertainment, cinemas, restaurants and nightlife. From the drama, music and children's shows at Middlesbrough Theatre and the Town Hall to the eclectic range of bistros, clubs, traditional pubs and vibrant contemporary venues, there is something for everyone. There are also several outstanding museums and galleries, including the superb Middlesbrough Institute of Modern Art, or 'mima', and the University's Constantine Gallery just a few minutes walk from Clairville Grange.

### Shopping

There are several convenience stores as well as a chemist, a post office and fast food takeaways in the area around Clairville Grange, and a wider selection on Linthorpe Road, around half a mile away, includes a Tesco and a Sainsbury. The development is in easy reach of the varied malls, retail quarters, pedestrianised streets and stylish designer boutiques of the town centre. A little to the west, Teesside Park incorporates high street retailers, restaurants and leisure facilities.

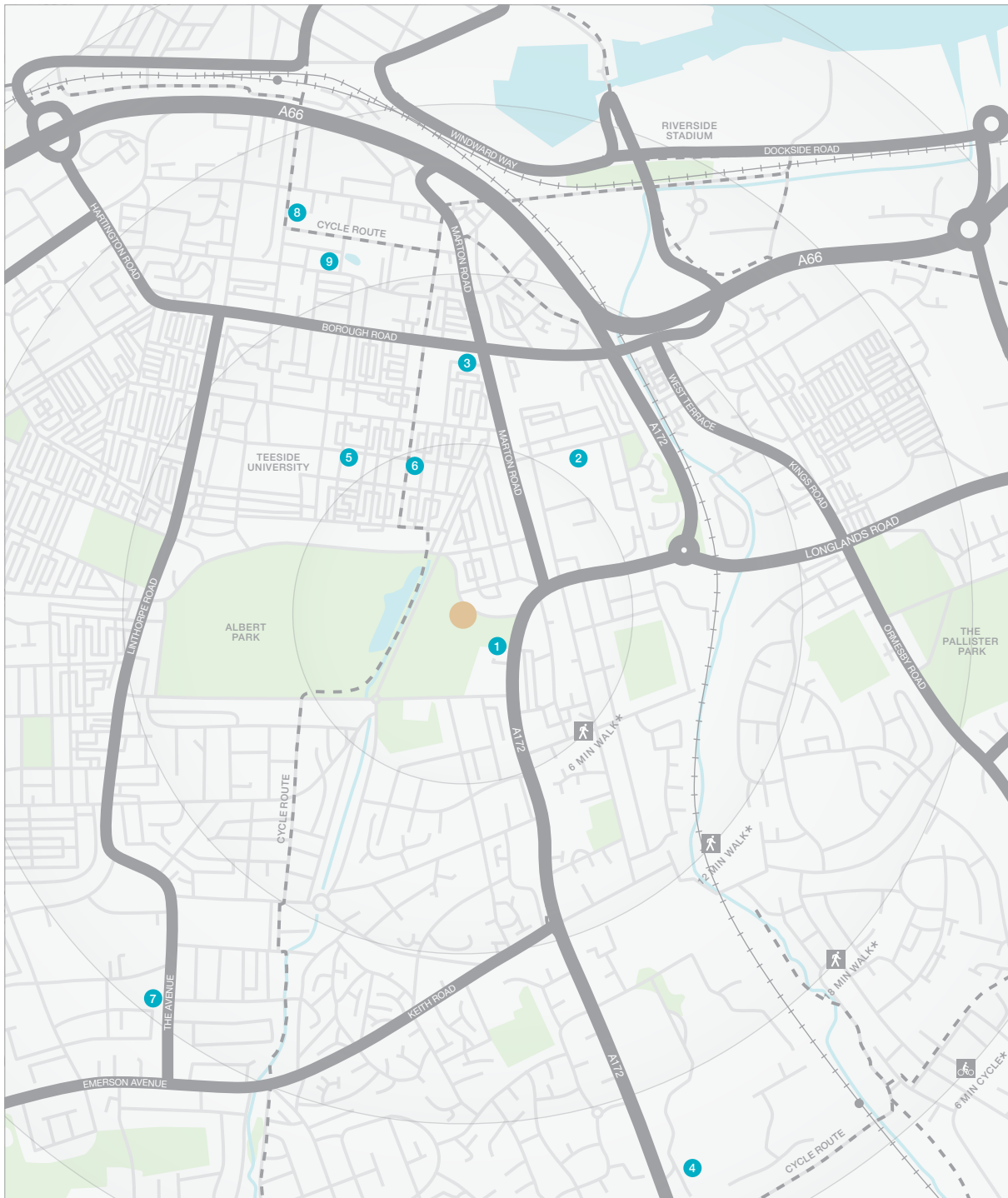






## Living in Middlesbrough

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Clairville Grange.

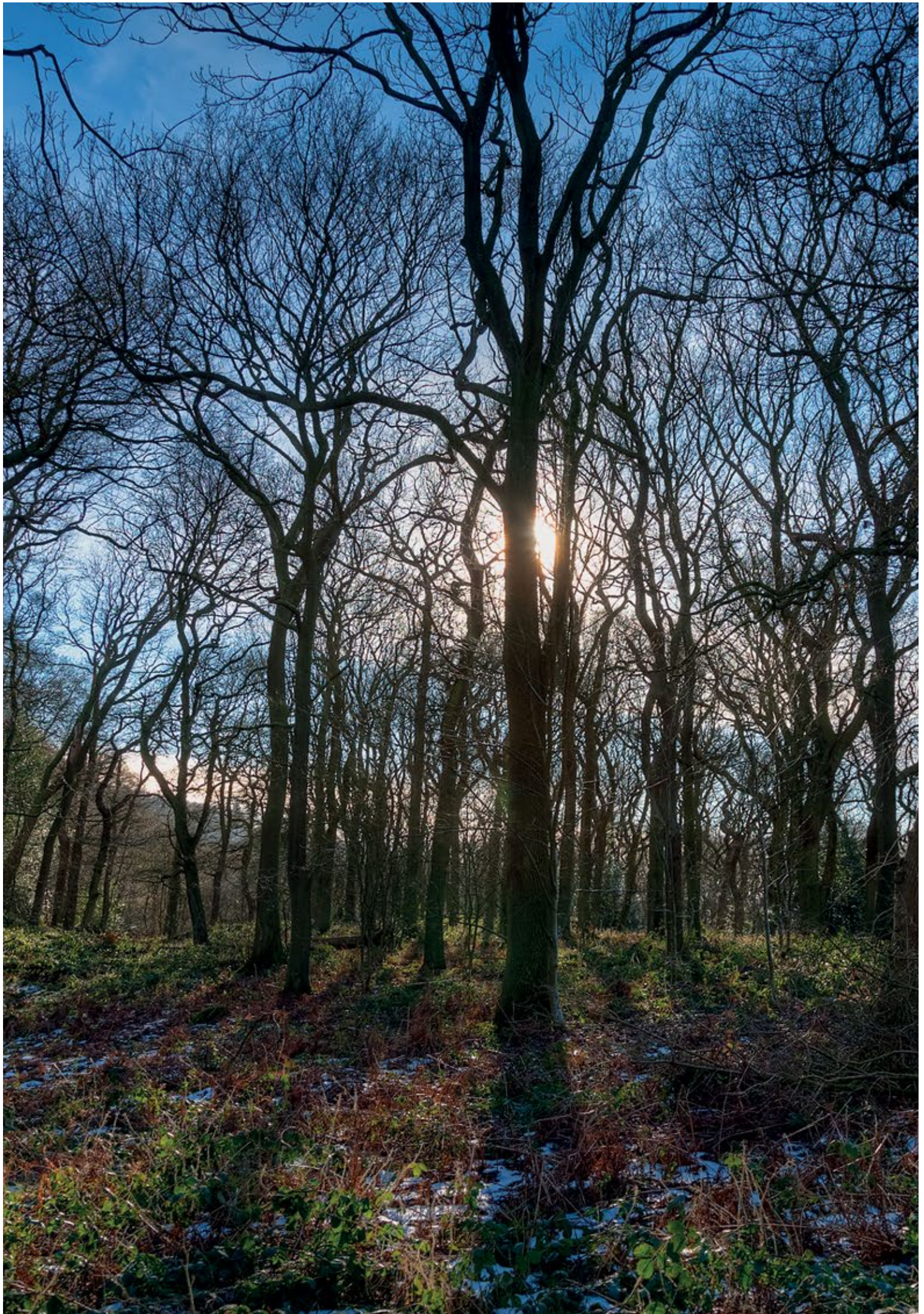


- 1 St Joseph's RC Primary School, Marton Road 01642 819 252
  - 2 Breckon Hill Primary School Breckon Hill Road 01642 243 044
  - 3 Newlands Medical Centre Borough Road 01642 247 029
  - 4 The James Cook University Hospital, Marton Road 01642 850 850
  - 5 Victoria Chemist 118 Victoria Road 01642 356 606
  - 6 Victoria Road Post Office 143 Victoria Road 01642 245 245
  - 7 Middlesbrough Theatre The Avenue 01642 815 181
  - 8 Middlesbrough Town Hall Albert Road 01642 729 729
  - 9 Middlesbrough Institute of Modern Art, Centre Square The Mall 01642 931 232
- Preston Park Museum and Grounds, Yarm Road 01642 527 375
- Tees Barrage IWWC Navigation Way 01642 633 273
- Teeside Park Teesside Park Drive 01642 679 447

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
 0.5km = 5 to 7 mins walk  
 1.0km = 10 to 14 mins walk  
 1.5km = 15 to 21 mins walk  
 2.0km = 5 to 8 mins cycle  
 2.5km = 6 to 10 mins cycl

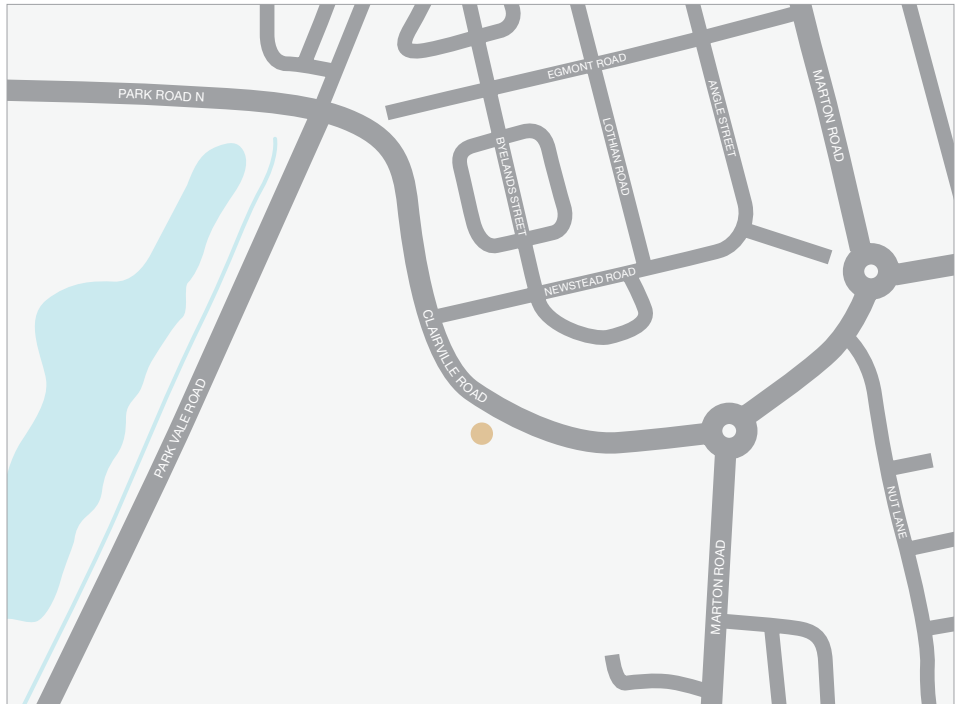
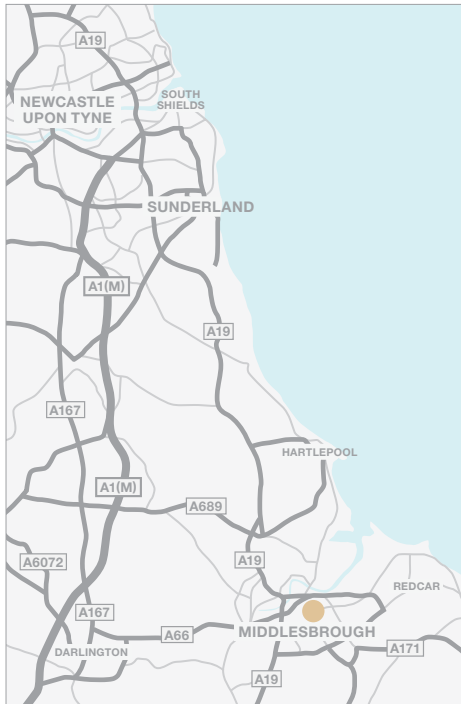






## How to find us

We are open Thursday - Sunday 10.30am - 5.30pm,  
Monday 12.30pm - 5.30pm  
Telephone: 0800 840 8495



### From the A19

Leave the A19 just after crossing the River Tees (if travelling southbound) or around three quarters of a mile beyond the intersection with the A1130 (if travelling northbound) and follow signs for Middlesbrough via the A66. Stay on the A66 for two miles, then at the Middlehaven junction move into the left hand lane to join the A172. At the roundabout half a mile on take the second exit, staying on the A712 signposted for Stokesley. Bear left at the Kwik-Fit depot, then at the next mini-roundabout take the second exit to enter Clairville Road. The entrance to Clairville Grange is on the left, around 200 yards on.

### From the West

Follow signs for Middlesbrough via the A66, and after passing the intersection with the A19 stay on the A66 for a further two miles then follow the directions above.

### From the East

Entering Middlesbrough via the A66, stay on the A66 past the Motor Sports Park and through the next roundabout, then after quarter of a mile filter off to the left and turn left at the traffic lights to join Borough Road, following signs for North Ormseby. Stay on Borough Road for just under half a mile, then at the Borough Road/Marton Road junction turn left into Marton Road and carry straight on to the next roundabout. Take the second exit at both this roundabout and the mini-roundabout shortly after it, entering Clairville Road. The entrance to Clairville Grange is on the left.

Sat Nav: TS4 2HN

### Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



*the place to be*<sup>®</sup>

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We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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