

CLARKE | MUNRO

ESTATE AGENTS

18 Peel Street, Middlesbrough, TS1 4DG



Price: £80,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- Two/Three bedrooms
- Fantastic contemporary finish
- Ideal for investors or first-time buyers
- Proximity to town-centre and Linthorpe Road



Property Description:

Clarke Munro are delighted to introduce one of two fairly identical properties coming onto the market on Peel Street. With a finish second to none in the area, these two properties are ideal for the investor looking for that bit more quality or an ideal first home for a young couple. Stylish and contemporary throughout with high ceilings and exposed brickwork, the ground floor offers a separate reception room at the front of the property with a large bay-window. This could easily be, and so often is, a third bedroom. Behind, a semi-open plan reception room with dining space leading to modern integrated galley-kitchen with large, modern bathroom to the rear in addition to access to the patio garden. Peel street is popular due to it's proximity to the town centre, Teesside University and the amenities of Linthorpe Road.



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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Approximate total area⁽¹⁾

594.78 ft²
55.26 m²

Reduced headroom

6.80 ft²
0.63 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.