

CLARKE | MUNRO

ESTATE AGENTS

71 Aldergrove Drive, Easterside, Middlesbrough, TS4



Price: £105,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- 3 BEDROOMS
- KITCHEN LEADING INTO UTILITY AREA
- GROUND FLOOR W/C ENCLOSED REAR GARDEN
- WELL LOCATED FOR ALL LOCAL AMENITIES INCLUDING JAMES COOK HOSPITAL



Property Description:

Clarke Munro are delighted to offer for sale this impressive and deceptively spacious three bedroom terrace house situated in the ever popular area of Easterside within close proximity to James Cook University Hospital. Internally comprising: entrance hall, lounge, open plan breakfast kitchen with a range of modern matching units, utility room, cloakroom w/c, three bedrooms and family bathroom with white three piece suite with shower over the bath. To the front of the property is a private garden with a shared access alleyway leading to a private rear garden with brick outhouse for storage.



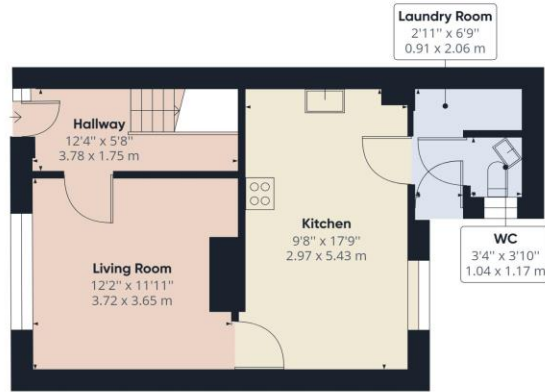
71 Aldergrove Drive, Easterside, Middlesbrough, TS4 3LU

TO VIEW: Tel: **01642 245796**

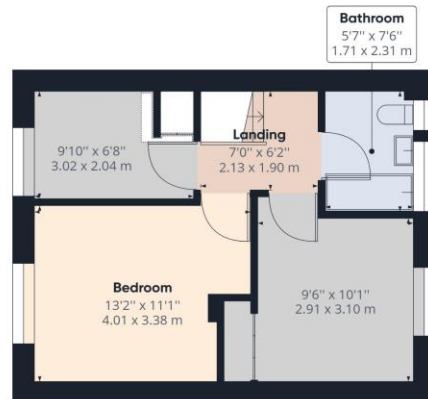
75-77 Borough Road, Middlesbrough, TS1 3AA

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Approximate total area⁽¹⁾
828.78 ft²
77.00 m²



(1) Excluding balconies and terraces

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

GIRAFFE360

1/2023, 3:47 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1. Issued on	2. Valid until	3. Expiry date
14/02/2023 10:57:28	14/02/2033	14 February 2033
4. Property address	5. Property type	6. EPC rating
71 Aldergrove Drive, Middlesbrough, TS4 3LU	Mid-terrace house	C
7. Total floor area	8. EPC description	9. Legend
73 square metres	10. Legend	11. Legend

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and requirements for energy performance certificates on the GOV.UK website.

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.

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