

# CLARKE | MUNRO

ESTATE AGENTS

35 College Road, Brambles Farm, Middlesbrough,



Price: £100,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- TO BE SOLD WITH CURRENT TENANT
- THREE BEDROOMS
- GARDENS FRONT AND REAR
- WELL LOCATED FOR LOCAL AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZING



## Property Description:

Clarke Munro offer to market this well presented modern style three bedroom semi detached house pleasantly positioned set back from College Road. To be sold with the current tenant in situ. The property benefits from uPVC double glazing, central heating, rear garden with timber decked patio & driveway. The smart interior comprises 27' open plan lounge/dining room with french doors, kitchen, three bedrooms & bathroom with a modern white suite. Highly recommended. Location: Set back from College Road approached from Cargo Fleet Lane.



# 35 College Road, Brambles Farm, Middlesbrough, TS3 9EN

TO VIEW: Tel: **01642 245796**

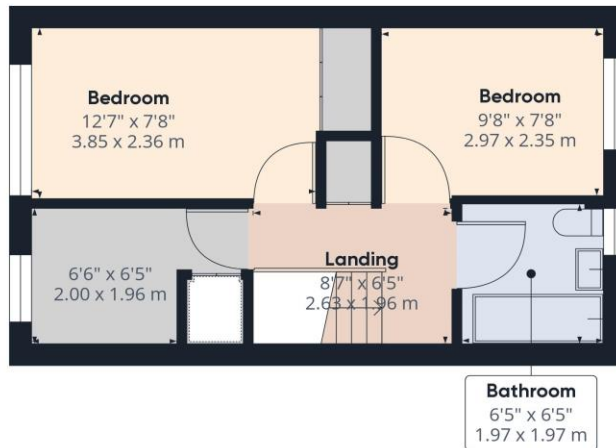
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



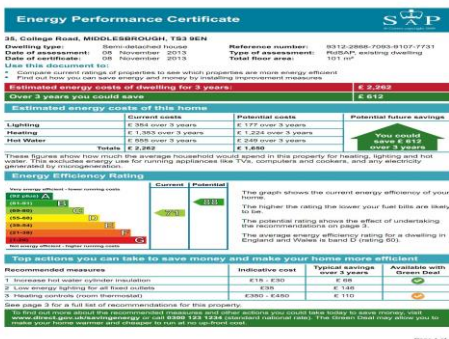
Floor 1

Approximate total area<sup>1)</sup>  
706.48 ft<sup>2</sup>  
65.63 m<sup>2</sup>

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



## 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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