

# CLARKE | MUNRO

ESTATE AGENTS

7 Wicklow Street, Middlesbrough, TS1 4RG



Price: £75,000

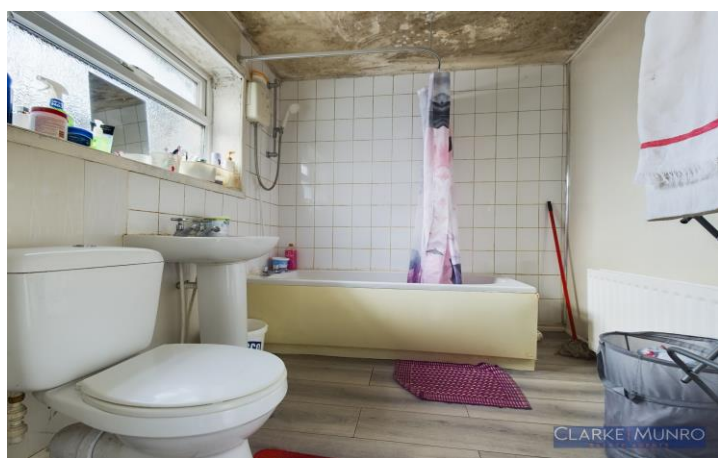


01642 245 796  
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## Key Features:

- TOWN CENTRE LOCATION
- PERFECT INVESTMENT OPPORTUNITY
- 2 DOUBLE BEDROOMS
- LARGE THROUGH LIVING DINING ROOM
- GROUND FLOOR BATHROOM



## Property Description:

Clarke Munro are delighted to bring to market this 2 bedroom property well located for Middlesbrough Town centre. Perfect for investment, can be sold with or without the existing tenant, The property benefits include gas central heating via combi boiler and double glazing. Internally comprising, Entrance Hall, through lounge dining room and Kitchen, rear lobby and ground floor bathroom. To the first floor there are 2 bedrooms. Externally is a rear yard.

**\*\*Please note from July 2023 this property will be in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information\*\***



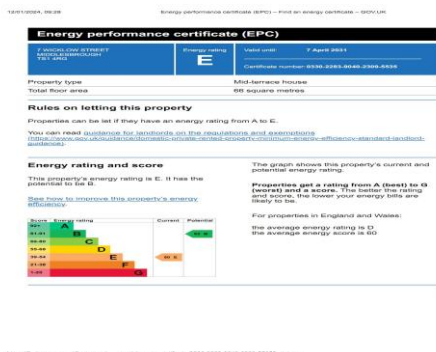
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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## 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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