

# CLARKE | MUNRO

ESTATE AGENTS

13 Peel Street, Middlesbrough, TS1 4DG



Price: £72,995



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



## Property Description:

Clarke Munro are pleased to offer for sale, this two-bedroom property in great condition. The property can be sold with or without the sitting tenant so will appeal to an investor seeking a turn-key investment or a first time buyer due to the proximity to Teesside University, Middlesbrough Town Centre and the amenities on Linthorpe Road. Comprising a double reception room on the ground floor with high ceilings and kitchen with a range of matching wall and base units to the rear, leading onto an enclosed yard, The bathroom is also to the ground floor. The first floor comprises two double- bedrooms. Similar properties on the street have changed the layout on the ground floor to accommodate another bedroom. \*\*Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information\*\*

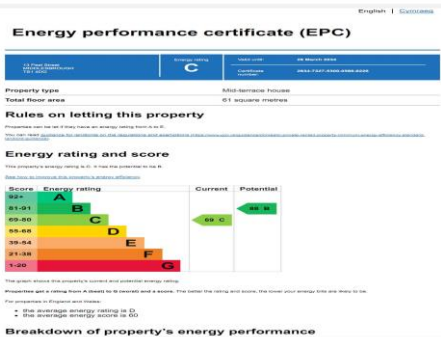
# 13 Peel Street, Middlesbrough, TS1 4DG

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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