

# CLARKE | MUNRO

ESTATE AGENTS

61 Keld House Gardens, Middlesbrough, TS3 9EX



Price: £145,000



01642 245 796  
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# 61 Keld House Gardens, Middlesbrough, TS3 9EX



## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- OFF STREET PARKING FOR MULTIPLE CARS
- MODERN NAVY BLUE KITCHEN UNITS
- SOUTH FACING REAR GARDEN WITH EXCELLENT DEGREE OF PRIVACY
- CLOSE TO ALL LOCAL AMENITIES
- 8 YEARS LEFT ON NHBC

## Property Description:

Clarke Munro are delighted to bring to the market this modern three bedroom semi-detached house situated on the popular Gleeson Homes development at College Gardens, Middlesbrough. Built in 2022, the owner has maintained the property to a high standard throughout providing a blank canvas for the next purchaser. The accommodation briefly comprises: entrance hall with stairs to the first floor, Kitchen with a modern range of upgraded units, with spacious dining area and cloakroom w/c, lounge with french doors opening to the sunny south facing rear garden. The first floor has three bedrooms and family bathroom w/c with white modern suite. The loft has also had a ladder system added to make access easier. To the side of the property is a gravelled driveway providing off street parking and to the rear a fenced south facing garden offering a good degree of privacy, mainly laid to lawn with two storage sheds on the patio area. Handily located for popular local schools, amenities and transport links to Cargo Fleet Lane - A66. Early viewing is advised to avoid disappointment.



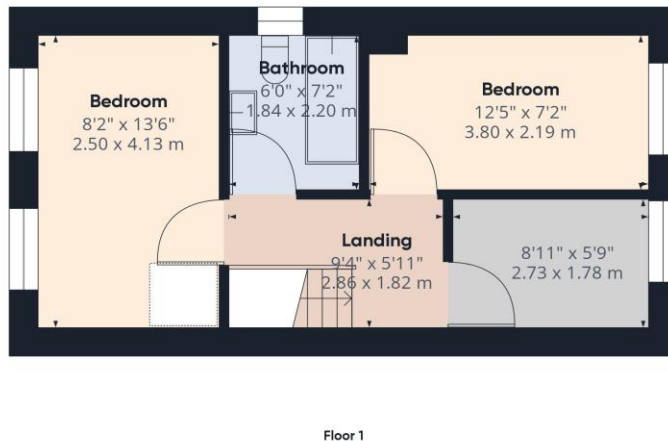
# 61 Keld House Gardens, Middlesbrough, TS3 9EX

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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Approximate total area<sup>(1)</sup>  
695.91 ft<sup>2</sup>  
64.65 m<sup>2</sup>

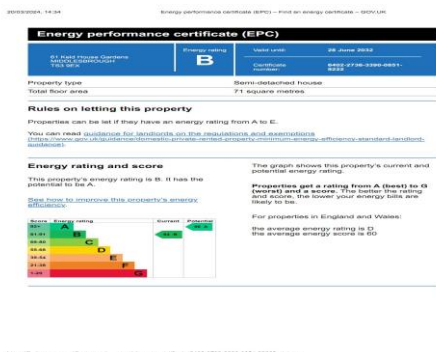
Reduced headroom  
2.31 ft<sup>2</sup>  
0.21 m<sup>2</sup>

(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.

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.



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