

# CLARKE | MUNRO

ESTATE AGENTS

38 Ainsford Way, Ormesby, Middlesbrough, TS7 9QF



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Price: £79,950



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



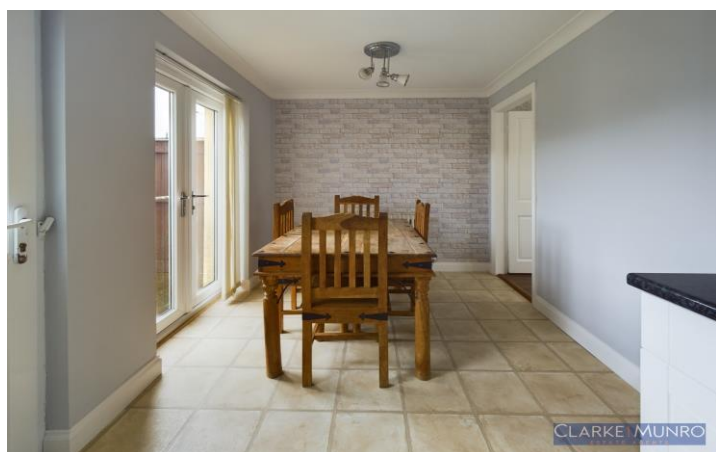
## Key Features:

- TWO BEDROOM TERRACED PROPERTY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CLOSE TO AMENITIES, INCLUDING SCHOOLS AND BUS ROUTES
- IDEAL FOR INVESTMENT
- GARDENS TO THE FRONT AND REAR



## Property Description:

Clarke Munro welcome to the market this well presented two bedroom mid terrace property, An ideal purchase for investment or as a first time home, the property has been well maintained by the current owners is ready to move straight into. Internally this lovely home briefly comprises of entrance hall with storage cupboard, good sized lounge which opens into dining kitchen which is across the back of the property and is fitted with a range of matching wall and base units. The first floor has two double bedrooms and bathroom w/c. Gardens to the front and rear which are easy to maintain.



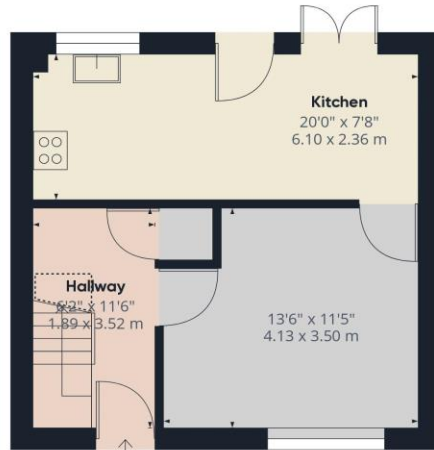
# 38 Ainsford Way, Ormesby, Middlesbrough, TS7 9QF

TO VIEW: Tel: **01642 245796**

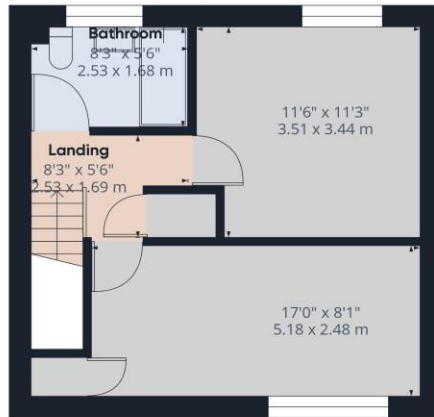
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
744.71 ft<sup>2</sup>  
69.19 m<sup>2</sup>

Reduced headroom  
14.73 ft<sup>2</sup>  
1.37 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 (EPC)



### 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.

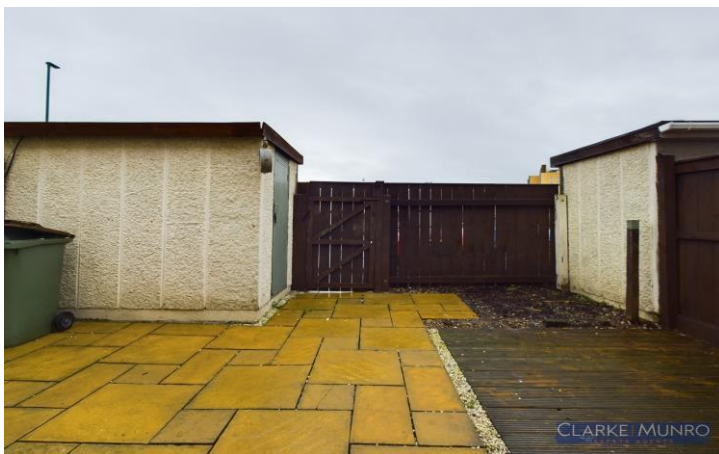
## Our Services:

- 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 Clark 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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