

# CLARKE | MUNRO

ESTATE AGENTS

123 Lambton Road, Middlesbrough, TS4 2ST



Price: £89,950



01642 245 796  
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## Key Features:

- TWO BEDROOM SEMI DETACHED PROPERTY
- WELL LOCATED FOR ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- GARDENS FRONT AND REAR
- OFF ROAD PARKING LEADS TO GARAGE
- 

## Property Description:

Clarke Munro would like to welcome this good sized two bedroom semi detached property, ideal for a first time home. Well located for all shops and amenities including James Cook University Hospital. This property is also to be sold with the advantage of no onward chain. Internally this lovely home briefly comprises of entrance porch leading to lounge and onto the breakfast kitchen with a range of matching units. The first floor has two double bedrooms and bathroom with 3 piece suite. Externally there are gardens to the front and rear along with a driveway leading to single garage. An early viewing is considered essential to avoid disappointment.

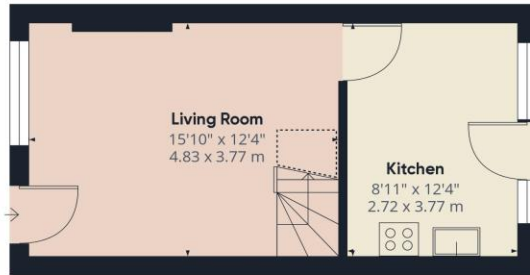
# 123 Lambton Road, Middlesbrough, TS4 2ST

TO VIEW: Tel: **01642 245796**

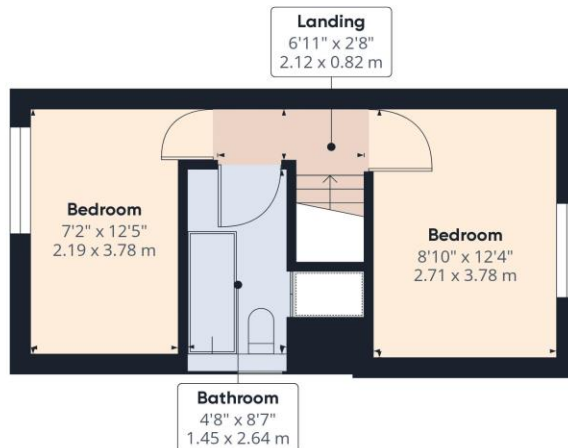
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
575.94 ft<sup>2</sup>  
53.51 m<sup>2</sup>

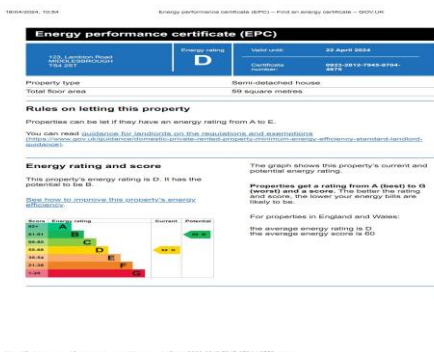
Reduced headroom  
19.63 ft<sup>2</sup>  
1.82 m<sup>2</sup>

(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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