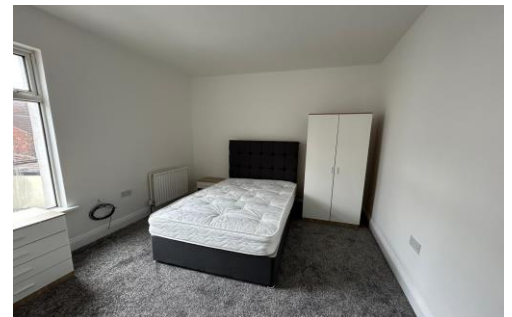
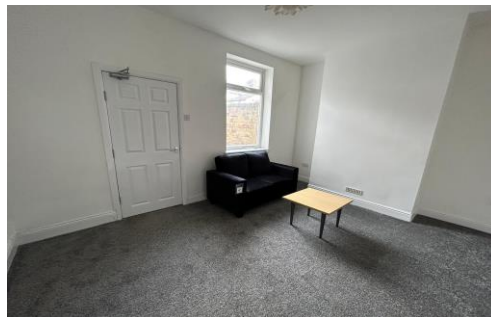
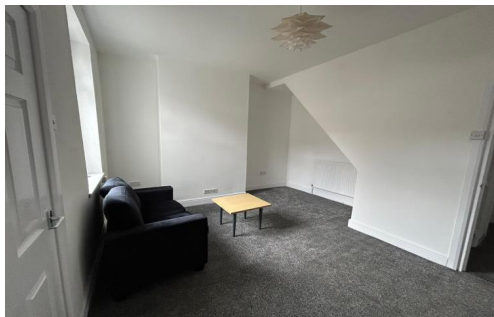


# CLARKE | MUNRO

ESTATE AGENTS

42 Colville Street, Middlesbrough, TS1 4BP



Price: £75,000



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



## Key Features:

- TWO BEDROOM TERRACED PROPERTY
- CLOSE TO TEESSIDE UNIVERSITY
- TWO RECEPTION ROOMS
- CALL 01642 245796 TO MAKE AN APPOINTMENT OT VIEW
- 
- 

## Property Description:

Clarke Munro would like to welcome to the market this good sized two bedroom terraced property which has the potential for the second reception to double as a third bedroom. Well maintained inside with modern kitchen and bathroom this property would make an ideal investment. heated with gas central heating via combi boiler and benefits from upvc double glazing. \*\*Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information\*\*

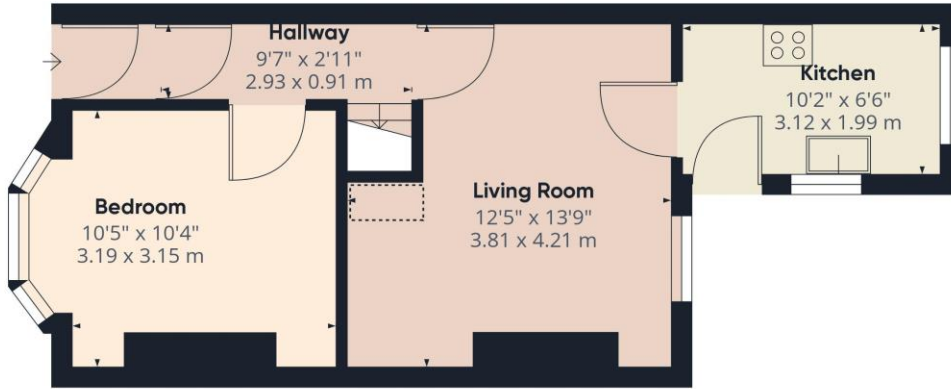
# 42 Colville Street, Middlesbrough, TS1 4BP

TO VIEW: Tel: **01642 245796**

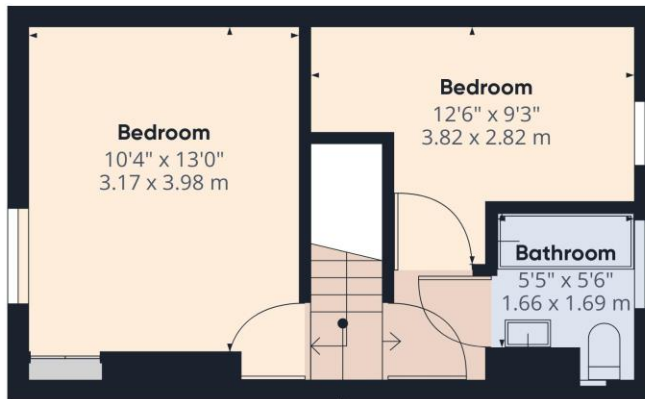
75-77 Borough Road, Middlesbrough, TS1 3AA

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

**CLARKE | MUNRO**  
ESTATE AGENTS



Ground Floor



Landing

Floor 1

Approximate total area<sup>(1)</sup>  
661.42 ft<sup>2</sup>  
61.45 m<sup>2</sup>

Reduced headroom  
4.2 ft<sup>2</sup>  
0.39 m<sup>2</sup>

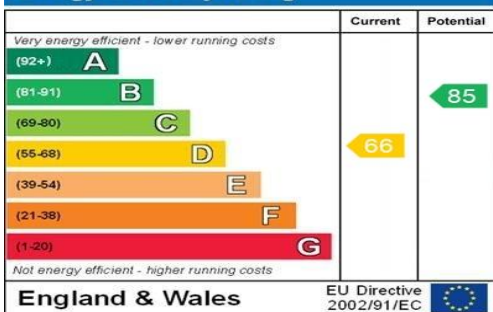
(1) Excluding balconies and terraces

☒ 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 Efficiency Rating



### 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.

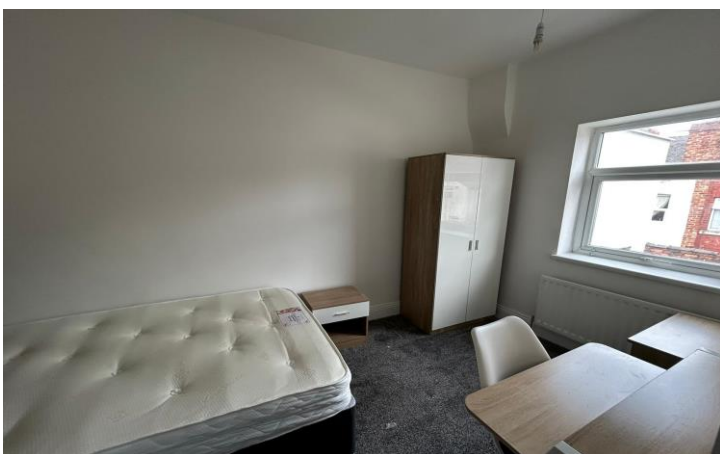
## Our Services:

- 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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