

CLARKE | MUNRO

ESTATE AGENTS

199 Union Street, Middlesbrough, TS1 4EF



Price: £75,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS - POTENTIAL TO CHANGE 1 OF THEM TO A BEDROOM
- GROUND FLOOR BATHROOM
- KITCHEN WITH RANGE OF MATCHING UNITS
- IDEAL TS1 LOCATION



Property Description:

Clarke Munro would like to offer for sale this spacious two bedroom property with the potential to turn a reception room into a bedroom - ideal for a student let. Offered with vacant possession this property is handily located for all local amenities including Middlesbrough town centre and Teesside university. Internally the property briefly comprises entrance hall, front reception room which can double up as a third bedroom, rear sitting room, kitchen with a range of matching wall and base units, inner lobby and ground floor bathroom. To the first floor there are 2 double bedrooms. This property also benefits from gas central heating via combi boiler and 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**



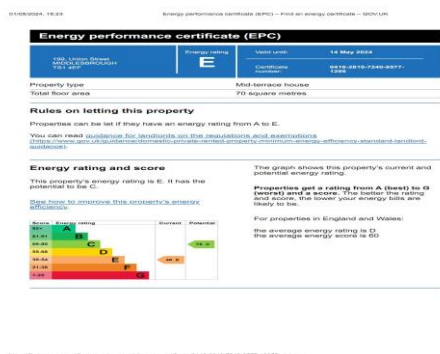
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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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