

# CLARKE | MUNRO

ESTATE AGENTS

11 Cadogan Street, Middlesbrough, TS1 4JT



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 are delighted to bring to the market this 2 bedroom, 2 reception room terraced house which has been neutrally decorated throughout. Internally comprising: entrance hall, lounge, front reception room (currently used as a bedroom), kitchen, ground floor bathroom and 2 first floor double bedrooms. Private enclosed yard to the rear. Located in Middlesbrough town centre, close to amenities and transport links.\*\*Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information\*\*





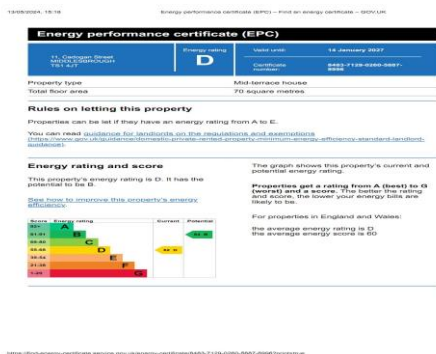
# 11 Cadogan Street, Middlesbrough, TS1 4JT

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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

**CLARKE | MUNRO**  
ESTATE AGENTS



## 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.

# 11 Cadogan Street, Middlesbrough, TS1 4JT



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