

CLARKE | MUNRO

ESTATE AGENTS

15 Alwent Road, Middlesbrough, TS1 5LJ



Price: £65,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- WELL LOCATED FOR ALL LOCAL AMENITIES
- TWO BEDROOM FIRST FLOOR FLAT
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING VIA COMBI BOILER
- IDEAL INVESTMENT OPPORTUNITY



Property Description:

Clarke Munro are delighted to offer to the market this two bedroom first floor flat which is ideally located for town centre shopping and amenities. With Upvc double glazed windows, gas central heating and in our view, a superb investment or first time buyer opportunity. Living space comprises: entrance hall with stairs to living accommodation with landing, lounge, kitchen, two bedrooms, bathroom w/c and store room. Located between St Paul's Road and Eshwood Square off Union Street. **Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information**



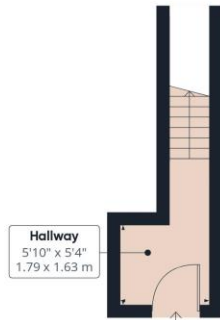
15 Alwent Road, Middlesbrough, TS1 5LJ

TO VIEW: Tel: **01642 245796**

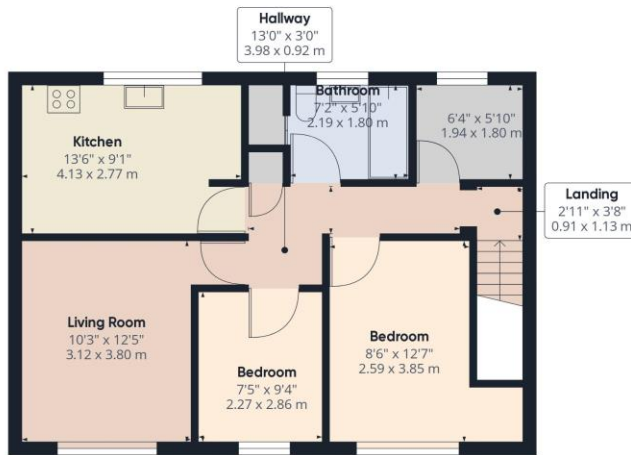
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



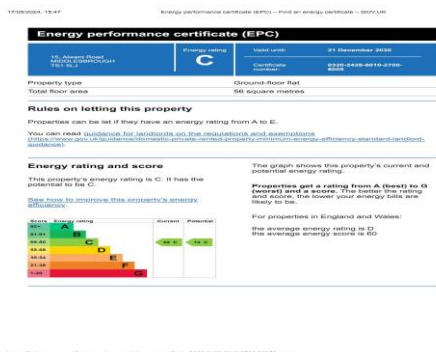
Floor 1

Approximate total area⁽¹⁾
682.56 ft²
63.41 m²

(1) Excluding balconies and terraces

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.



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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