

CLARKE | MUNRO

ESTATE AGENTS

12 Dorrien Crescent, Middlesbrough, TS3 7AW



Price: £130,000



01642 245 796
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Key Features:

- THREE BEDROOM MID TERRACE
- DECEPTIVELY SPACIOUS
- MODERN FITTED KITCHEN WITH SOME INTEGRAL APPLIANCES
- BATHROOM WITH 4 PIECE SUITE
- EASY TO MAINTAIN GARDENS
- WELL LOCATED FOR LOCAL AMENITIES



Property Description:

Clarke Munro are delighted to welcome to the market this beautifully presented traditional three bedroom mid terrace property. Larger than average and ideally located for all local amenities, this property overlooks pleasant green area, and has enclosed easy to maintain rear garden and modern fitted kitchen and bathroom. Internally the property comprises of entrance hall leading to the through lounge dining room then onto the breakfast kitchen which is fitted with a range of modern units with some integral appliances to the rear of the kitchen is a useful laundry room. The first floor has three bedrooms some with storage and bathroom with modern white 4 piece suite. Externally there is small garden area to the front laid with artificial turf, The enclosed rear garden is block paved and has some established shrubs and plants. An early viewing is considered essential to appreciate the size of the property on offer.



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TO VIEW: Tel: **01642 245796**

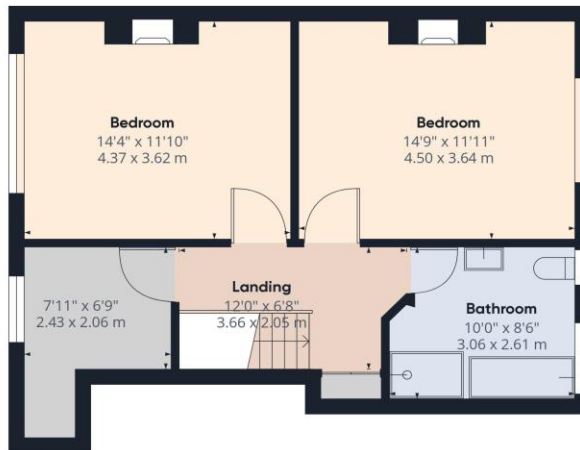
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



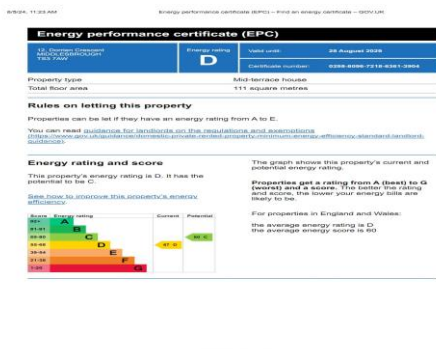
Floor 1

Approximate total area⁽¹⁾
1131.48 ft²
105.12 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.

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