

# CLARKE | MUNRO

ESTATE AGENTS

71 College Road, Middlesbrough, TS3 9ER



Price: £79,950



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





## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- WELL LOCATED FOR ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- GARDENS FRONT AND REAR
- PRICED TO REFLECT MODERNISATION NEEDED
- 



## Property Description:

Clarke Munro are delighted to welcome to the market this spacious 3 bedroom property. Priced to reflect modernisation needed, this property is well located for all shops and schools as well as bus routes. An ideal investment opportunity, Internally the property comprises of entrance hall, lounge dining room, breakfast area, kitchen with range of wall and base units. The first floor has three bedrooms and a shower room w/c. Externally the property is sitting on a large corner plot with hedges and lawned front garden with block paved driveway leading to single garage. The rear garden is enclosed and mainly block paved. An early viewing is recommended.



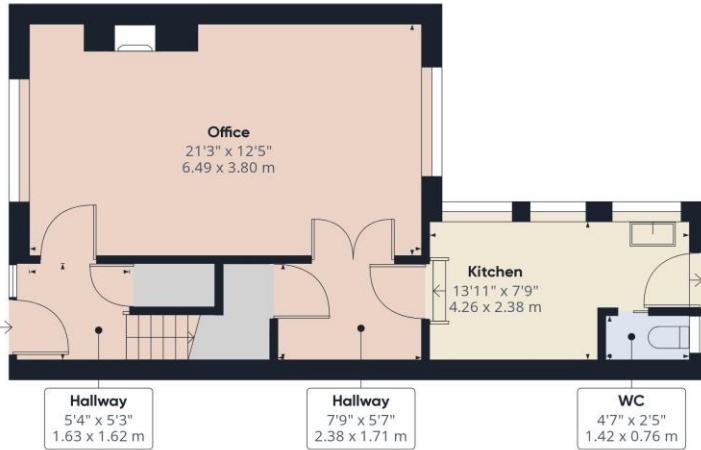
# 71 College Road, Middlesbrough, TS3 9ER

TO VIEW: Tel: **01642 245796**

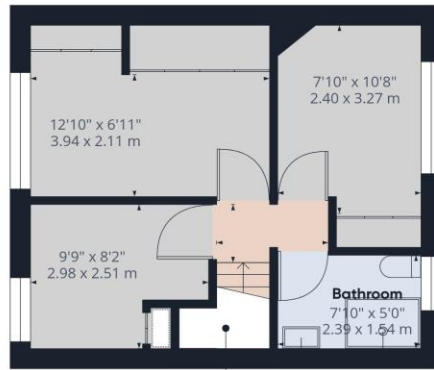
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Landing  
6'0" x 2'7" / 1.85 x 0.81 m

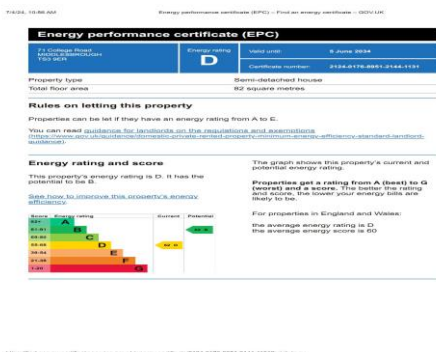
Floor 1

Approximate total area<sup>(1)</sup>  
841.89 ft<sup>2</sup>  
78.21 m<sup>2</sup>

(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.



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