

# CLARKE | MUNRO

ESTATE AGENTS

125 Longford Street, Middlesbrough, TS1 4RJ



Price: £70,000



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



## Key Features:

- NO CHAIN
- THREE BEDROOMS
- PRICED TO REFLECT MODERNISATION NEEDED
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- ENCLOSED REAR YARD



## Property Description:

Clarke Munro welcome to the market this spacious three bedroom mid terrace property. Priced to reflect modernisation needed this home briefly comprises of entrance hall, lounge, rear dining room then onto kitchen. The first floor has three bedrooms and shower room w/c. Externally is small forecourt to the front and enclosed rear yard. The property benefits from 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**

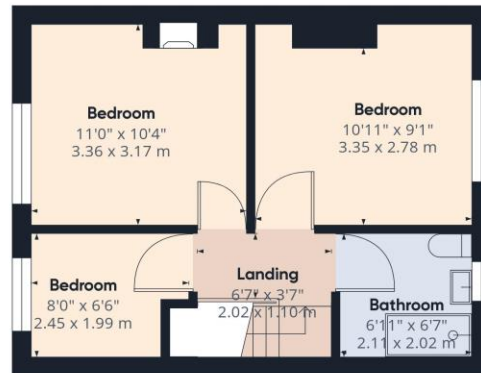
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



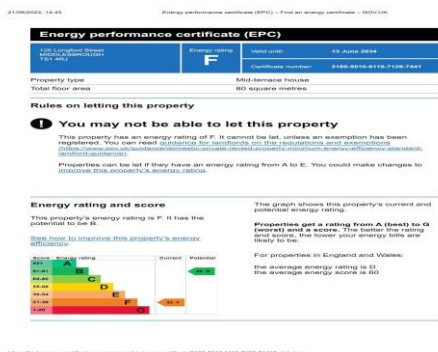
Floor 1

Approximate total area<sup>(1)</sup>  
793.25 ft<sup>2</sup>  
73.7 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
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- 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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