

CLARKE | MUNRO

ESTATE AGENTS

78 Aire Street, Middlesbrough, TS1 4PG



Price: £85,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- WELL LOCATED FOR ALL LOCAL AMENITIES
- FITTED WITH A NEW COMBI BOILER 2023
- TWO DOUBLE BEDROOMS
- THROUGH LOUNGE DINING ROOM
- ENCLOSED REAR YARD

Property Description:

Clarke Munro are delighted to bring to market this spacious and well presented two bedroom mid terrace property. Maintained to a high standard by the current owners. Internally comprising of entrance vestibule, through lounge dining room, kitchen with a range of matching wall and base units. The first floor has two double bedrooms and a spacious bathroom with 3 piece suite. Externally an enclosed rear yard.



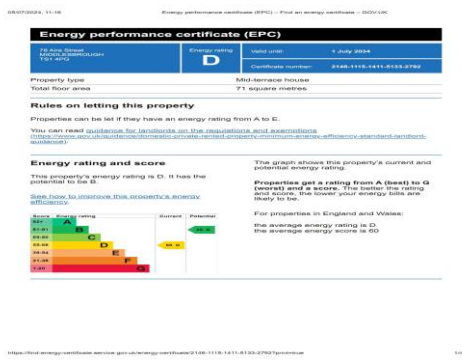
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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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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