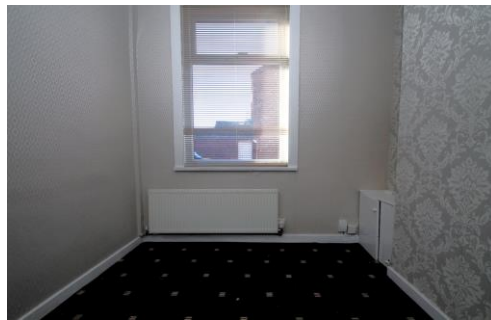


CLARKE | MUNRO

ESTATE AGENTS

23 Aubrey Street, Middlesbrough, TS1 3NH



Price: £85,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- Two bedrooms
- Two reception rooms
- Ground floor bathroom
- Kitchen (white goods may be included if the correct price is achieved)
- Utility
- Enclosed yard



Property Description:

Clarke Munro are delighted to offer for sale this two bedroom / two reception room house situated in Middlesbrough town center within close proximity to Teesside University. Finished with a modern grey decor throughout the interior briefly comprises: entrance hall with double glazed UPvc entrance door, front reception room, rear sitting room, kitchen with a range of units (white good may be included if right price is achieved), ground floor bathroom, utility, enclosed yard and two first floor bedrooms. Benefiting from gas central heating and double glazing. There is currently a tenant in situ who pay £495 PCM and is available for sale with or without the tenant.



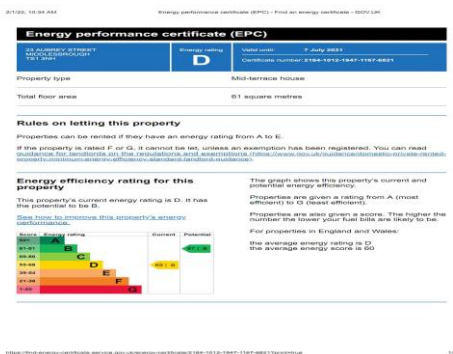
23 Aubrey Street, Middlesbrough, TS1 3NH

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.

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- Beautifully shot photography
- Accompanied viewings
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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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Entrance

Double glazed entrance door with glass insert.

Front Reception Room

Double glazed window, radiator.

Second Reception Room

Double glazed window, understairs cupboard, radiator.

Kitchen

With wall & base white hi gloss units, roll edged laminate work surfaces, space for appliances, double glazed window to side, central heating boiler.

Ground Floor Bathroom

Bath with electric shower over, tiled walls & tiled flooring, sink set in vanity unit, low level w/c.

First Floor

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Externally

Enclosed rear yard.

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