

# CLARKE | MUNRO

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7 The Birches, Coulby Newham, Middlesbrough, TS8



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Price: £220,000



01642 245 796  
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## Key Features:

- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- AMPLE DRIVEWAY AND PARKING LEADING TO GARAGE WITH ELECTRIC DOOR
- MODERN FITTED KITCHEN WITH SOME INTEGRAL APPLIANCES
- MANICURED GARDENS TO THE FRONT, SIDE AND REAR
- POPULAR RESIDENTIAL LOCATION

## Property Description:

Clarke Munro are absolutely delighted to introduce to the market this well presented three-bedroom detached bungalow situated on a popular close in TS8. Benefitting from a wonderful, neutral interior, the property comprises a large family living room, high ceilings, feature fireplace and newly fitted carpets, a contemporary well-appointed kitchen with ample dining area, three bedrooms, a modern shower room. The plot is much larger than average and in excellent condition with wrap around gardens to the front side and rear with private patio area to the side of the kitchen. The property further benefits from off-street parking for multiple cars, a detached garage and a chain free sale.

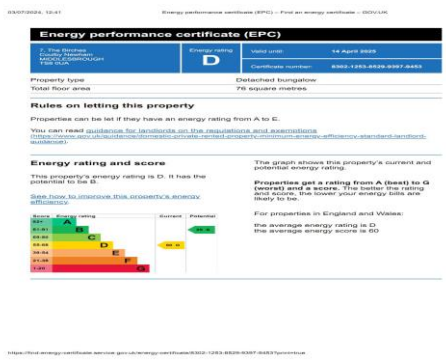
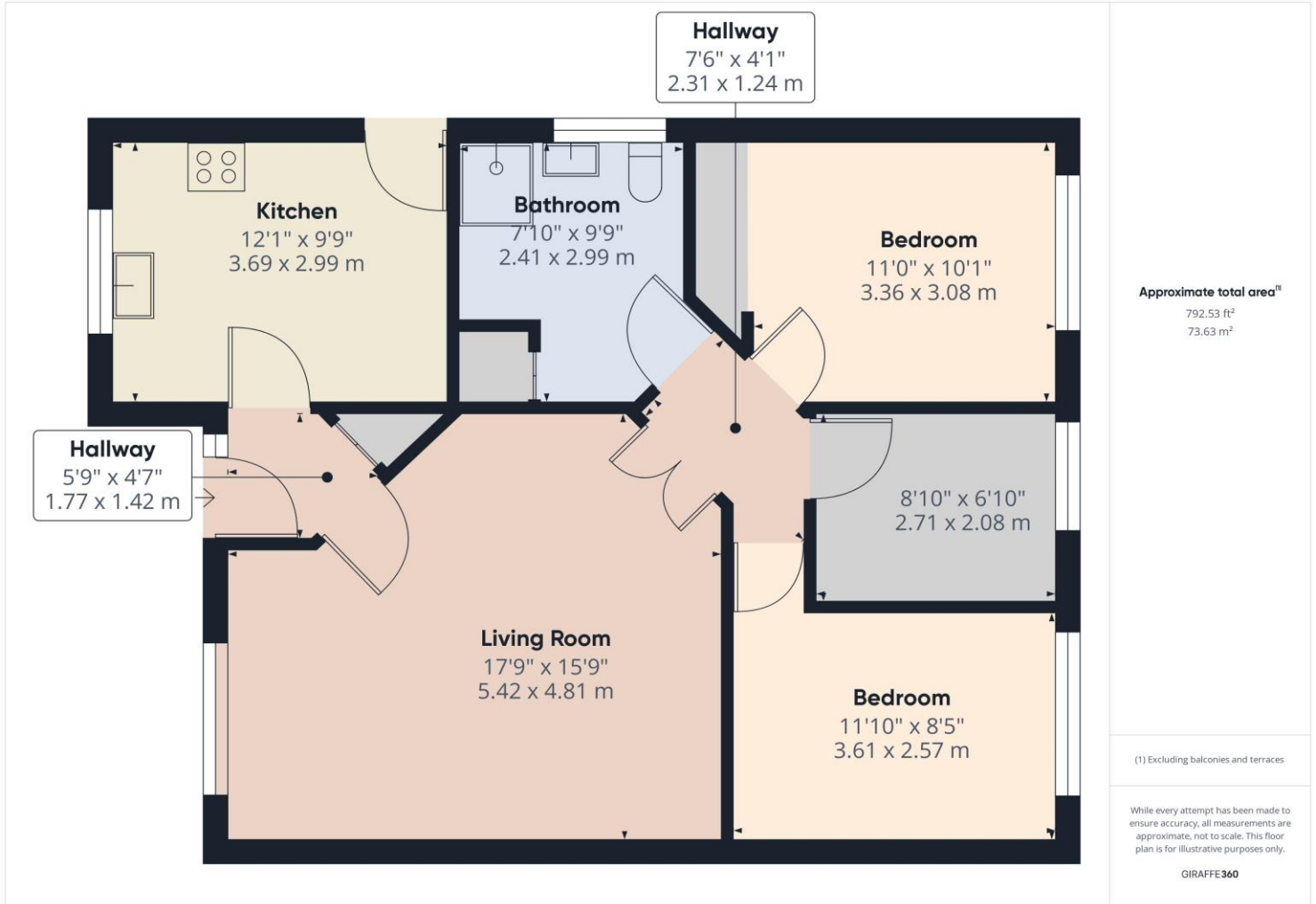
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://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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