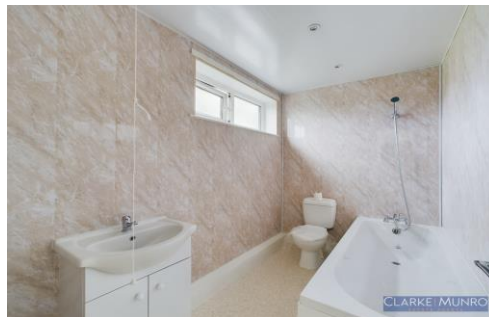


# CLARKE | MUNRO

ESTATE AGENTS

41 Crossbeck Way, Ormesby, Middlesbrough,



Price: £75,000



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## Key Features:

- NO ONWARD CHAIN
- WELL LOCATED FOR ALL LOCAL AMENITIES
- ONE BEDROOM FIRST FLOOR FLAT
- MODERN FITTED KITCHEN AND BATHROOM
- 
- 

## Property Description:

Clarke Munro welcome to the market this beautifully renovated 1 bedroom first floor flat. Located in the Ormesby area, this well proportioned flat comprises of Communal hallway, entrance hall, lounge with media wall, inner hallway with breakfast bar and storage, the kitchen is fitted with a range of modern wall and base units with space for appliances. Newly fitted bathroom with 3 piece suite and bedroom with built in robes. Externaly there is some outside space and also an allocated parking spot. Well located for all local amenities and fitted with brand new electric heaters throughout.

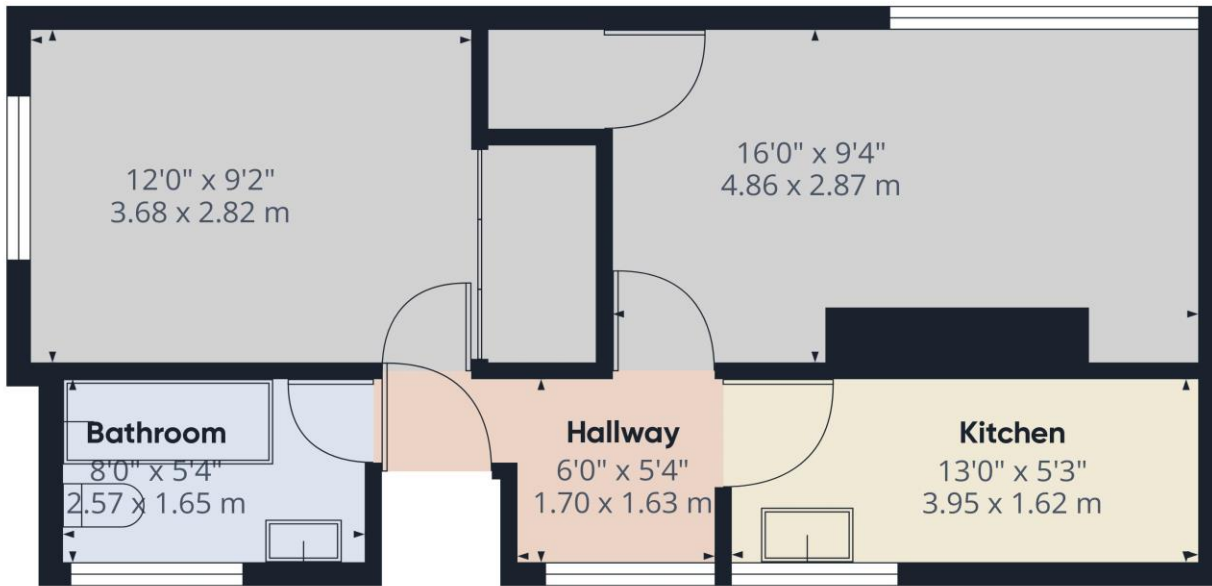
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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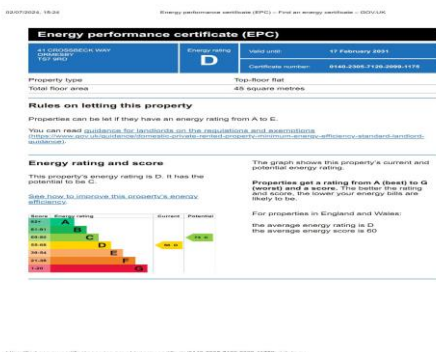


Approximate total area<sup>(1)</sup>  
438.52 ft<sup>2</sup>  
40.74 m<sup>2</sup>

(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.

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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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