

# CLARKE | MUNRO

ESTATE AGENTS

11 Belle Vue Grove, Middlesbrough, TS4 2PU



Price: £220,000



01642 245 796  
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# 11 Belle Vue Grove, Middlesbrough, TS4 2PU



## Key Features:

- Spacious three bedroom property
- No Chain
- 
- 
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- 



## Property Description:

Clarke Munro welcome to the market his spacious three bedroom property in the sought after TS4 surroundings. Incorporating many original features along with modern twists this property is beautifully presented throughout and is sitting on a large plot with extra building at the rear. Briefly the property comprises of Hallway, front lounge with bay window, rear sitting room with french doors to the rear garden. A good sized dining kitchen is fitted with a range of modern white units with space for appliances. The first floor has three good sized bedrooms some with storage and a family bathroom with 4 piece suite including roll top freestanding bath and walk in shower. Externally there is a block paved driveway for multiple cars, The rear garden is enclosed and mainly laid to lawn and is established with plenty of trees and shrubs, at the rear of the garden there is a separate building which can easily be converted from the storage it is, to a workshop area or summerhouse. An internal viewing is a must to appreciate this charming property.



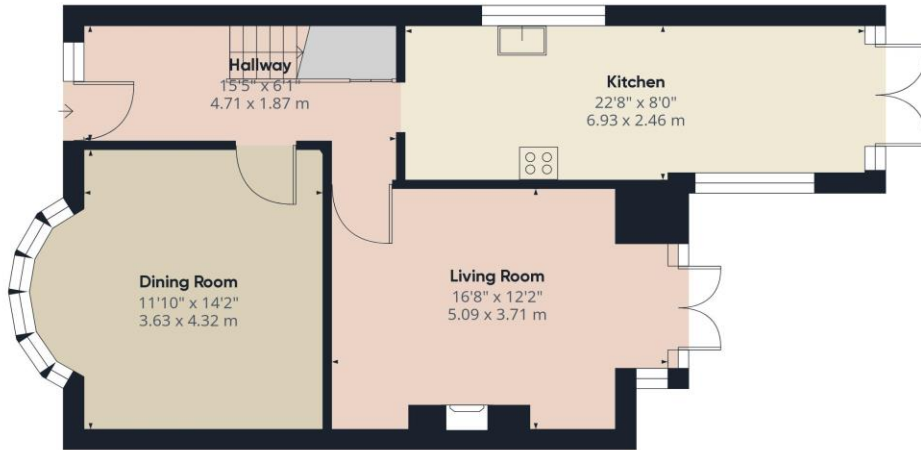
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TO VIEW: Tel: **01642 245796**

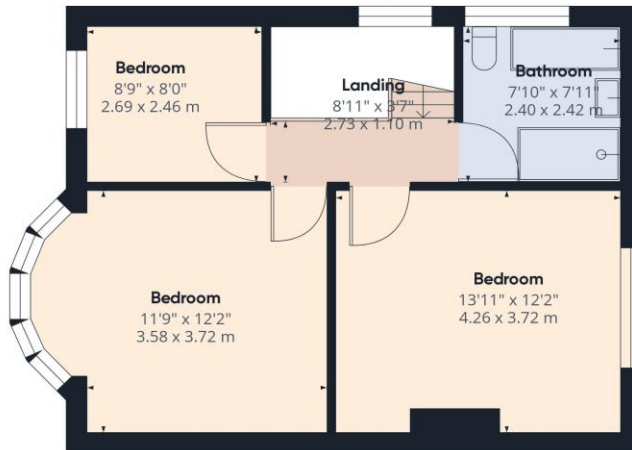
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1165.62 ft<sup>2</sup>  
108.29 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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