

CLARKE | MUNRO

ESTATE AGENTS

8 Alan Peacock Way, Middlesbrough, TS4 3AE



Price: Offers Over
£265,000



01642 245 796
visit clarkemunro.com for details

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Property Description:

Clarke Munro welcome to the market this ultra modern, Avant Homes built detached house. Within easy reach of some first-class amenities. Stewarts Park, Middlesbrough Sports Village & Tennis World are all just a few minutes walk away and James Cook University Hospital is also close-by. Offered for sale with no onward chain, the accommodation comprises entrance lobby, cloakroom w/c, lovely large, light & airy open plan living/eating/kitchen with modern contemporary design units and built in appliances and a handy utility room. The first floor has four well turned out bedrooms (the master bedroom has built-in wardrobes & shower room en-suite) and family bathroom. Outside, there are gardens to the front & rear, block paved driveway & integral car port with an electric charging point.

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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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The Hanbury



Ground Floor

Live	4.03m* x 6.60m*	13'3" x 21'8"
Relax	5.00m x 3.48m	16'5" x 11'5"
WC	1.54m x 1.65m	5'1" x 5'5"
Utility	1.54m x 1.97m	5'1" x 6'6"
Garage	2.96m** x 6.65m	9'9" x 21'10"

First Floor

Bedroom 1	3.06m* x 3.06m	10'0" x 10'0"
Shower	2.30m [†] x 1.41m	7'7" x 4'8"
Bedroom 2	2.75m* x 3.86m*	9'0" x 12'8"
Bedroom 3	3.83m x 2.65m	12'7" x 8'8"
Bedroom 4	3.86m x 1.95m	12'8" x 6'5"
Bathroom	2.20m x 1.71m	7'3" x 5'7"

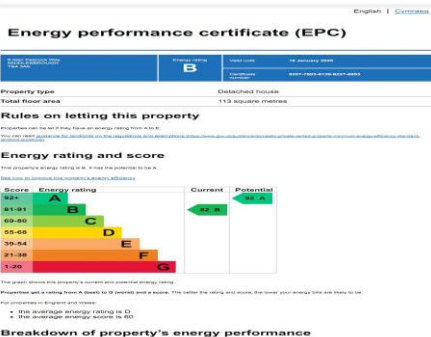
* Maximum dimensions
** Minimum dimensions
† Including shower

Please note window positions and styles may vary between developments and plots.

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Bett
Design & style. All-inclusive.

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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.



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