

CLARKE | MUNRO

ESTATE AGENTS

20 Sherbourne Walk, Middlesbrough, TS5 4GF



Price: £110,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- Two Bedroom Terraced Property
- Double glazing and Gas Central Heating System
- Close to local amenities



Property Description:

Clarke Munro are delighted to bring to the market this two bedroom semi detached property which is located within a popular Modern Development of Middlesbrough. The property is suited to first time buyers and buy to let Investors and is well placed for local amenities. Accommodation comprises entrance hall, lounge, kitchen and Ground Floor WC. To the first floor is two bedrooms and a bathroom. Acklam Green is centrally located and offers a choice of local shops, schools and leisure amenities, excellent location for commuters with the A19 and A66 road networks within reach along with public transport links. Teesside Retail Park, Middlesbrough and Thornaby town centres are all nearby.



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TO VIEW: Tel: **01642 245796**

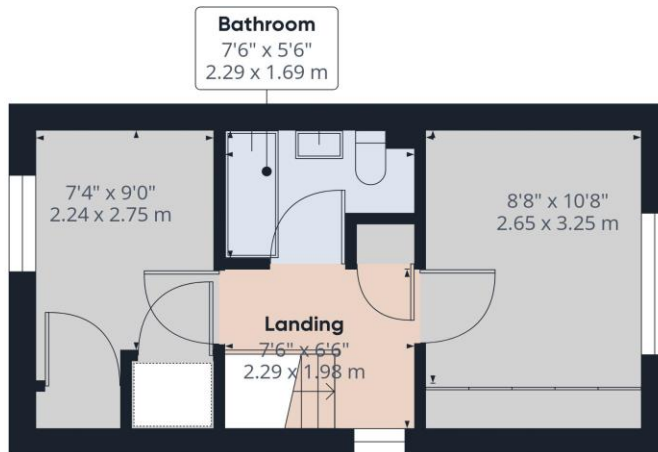
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
568.12 ft²
52.78 m²

Reduced headroom
10.55 ft²
0.98 m²

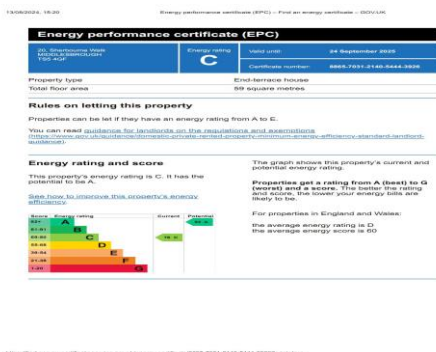
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

Our Services:

- Free, no obligation sales valuations
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- Beautifully shot photography
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- Switched on marketing and a brand that Teessiders love & trust.



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