CLARKE | MUNRO
ESTATE AGENTS

69 Norham Walk, Ormesby, Middlesbrough, TS7 9LG

Price: £82,500

01642 **245 796**
visit **clarkemunro.com** for details

NAEA The Property Ombudsman

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Key Features:

- ATTENTION INVESTORS & FIRST TIME BUYERS
- NO ONWARD CHAIN
- SPACIOUS THREE BEDROOM MID TERRACE PROPERTY
- GROUND FLOOR W/C
- IDEALLY LOCATED FOR SHOPS & LOCAL AMENITIES
- COUNCIL TAX BAND A

Property Description:

Clarke Munro are delighted to offer for sale a great opportunity for Investors or First time buyers to purchase this sensibly priced three bedroom family home. Offered for sale with the advantage of no onward chain, this spacious property is in the Ormesby area of Middlesbrough and located within easy access to to local amenities and schools. The ground floor accommodation consists of an entrance porch leading into an light entrance hallway, ground floor w/c, generous sized Lounge, dining room opening onto the fitted kitchen with breakfast bar. To the first floor are three good sized bedrooms and a shower/wet room. Externally to the front is a wrought iron enclosed paved patio whilst to the rear is a yard with brick built storage.
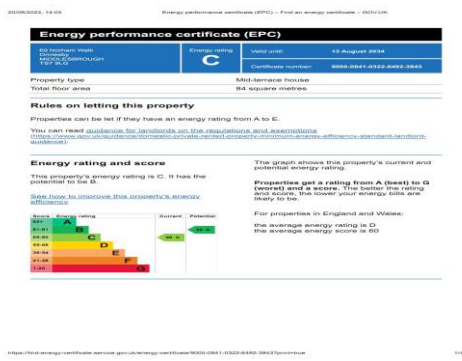
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Ground Floor

Hallway
6'8" x 5'9"
2.04 x 1.77 m

WC
2'6" x 5'10"
0.77 x 1.79 m

12'9" x 14'3"
3.90 x 4.35 m

Kitchen
11'5" x 17'4"
3.49 x 5.29 m

Ground Floor

Approximate total area[1]
836.89 ft²
77.75 m²

Floor 1

Bedroom
6'10" x 7'10"
2.10 x 2.39 m

Landing
9'1" x 6'7"
2.79 x 2.02 m

Bathroom
5'5" x 6'6"
1.67 x 2.00 m

Bedroom
12'8" x 9'3"
3.88 x 2.84 m

Bedroom
9'9" x 10'7"
2.99 x 3.23 m

Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Performance Certificate (EPC)

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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