

# CLARKE | MUNRO

ESTATE AGENTS

Bradhope Road, Middlesbrough, TS3 7BW



Price: £105,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- WELL PROPORTIONED MID TERRACE HOUSE
- IDEAL FOR FIRST TIME BUYERS & FAMILIES
- SPACIOUS LOUNGE & KITCHEN
- GAS CENTRALLY HEATED & DOUBLE GLAZED
- LARGE REAR GARDEN
- POPULAR & CONVENIENT LOCATION



## Property Description:

Clarke Munro are delighted to offer this great opportunity to purchase a fantastic & spacious three-bedroom mid terrace house located on the popular Bradhope Road of Berwick Hills. Ideal home suited to young couples or families taking their first steps on the property ladder. The well laid and proportioned home briefly comprises to the first floor of a welcoming hallway, 17ft lounge with french doors leading to a large rear garden and a modern fitted kitchen with white units. To the first floor you have three good sized bedrooms and a family bathroom. Externally you really are spoilt for space. Wall and hedge enclosed front garden with pathway whilst at the rear you have a large garden laid mainly to lawn and brick built storage. This great location is within walking distance to local amenities and facilities, primary and secondary schooling, public transport links and offers easy access to road networks.



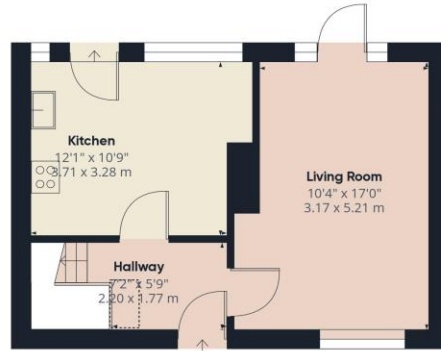
# 58 Bradhope Road, Middlesbrough, TS3 7BW

TO VIEW: Tel: **01642 245796**

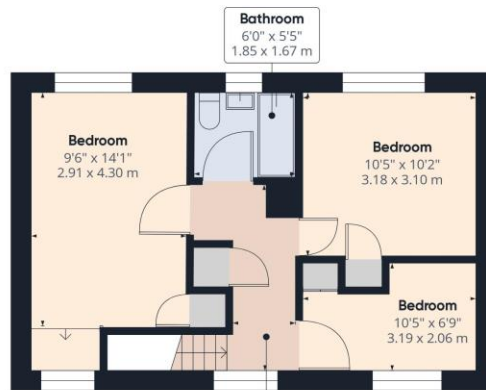
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
824.19 ft<sup>2</sup>  
76.57 m<sup>2</sup>

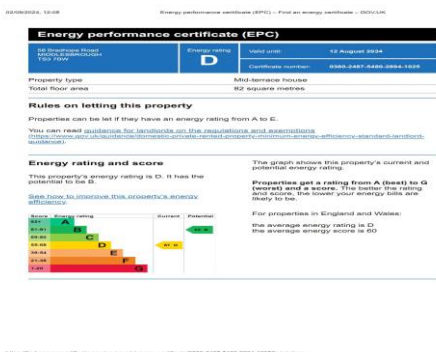
Reduced headroom  
5.38 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

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.

## 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.



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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