

# CLARKE | MUNRO

ESTATE AGENTS

54 St. Mary's Walk, Middlesbrough, TS5 7RZ



Price: £255,000



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



## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- SOUGHT AFTER LOCATION
- MODERNISED THROUGHOUT TO A HIGH STANDARD
- BEAUTIFUL FITTED KITCHEN WITH INTEGRAL APPLIANCES
- LANDSCAPED REAR GARDEN WHICH IS A GOOD SIZE
- EARLY VIEWING RECOMMENDED

## Property Description:

Clarke Munro welcome to the market for sale this traditional property in the ever popular Acklam location looking over the green fields of Mill Hill. The property has been renovated throughout and offers generous accommodation which is presented to a high standard. Internally the property briefly comprises: spacious entrance hall, lounge, sitting room, open plan living dining kitchen with modern grey units, integral appliances and bi fold doors opening onto the rear landscaped garden. 3 bedrooms (2 of which are doubles) and modern bathroom w/c. Landscaped gardens to the rear of the property with paved area and lawned area and a driveway which offers parking for multiple cars. The property benefits from Gas Central Heating and is partly Double Glazed. Early viewing to avoid disappointment.

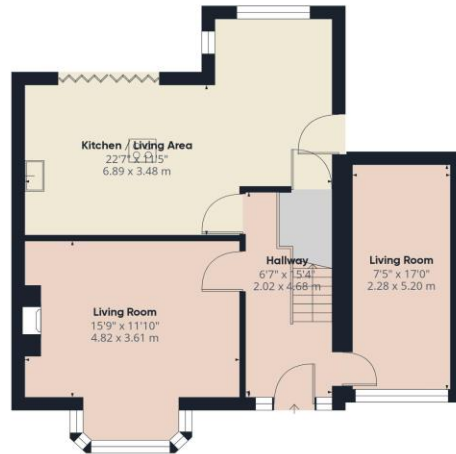
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TO VIEW: Tel: **01642 245796**

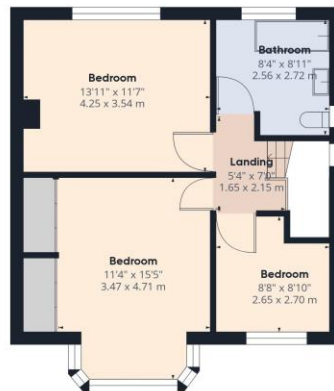
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

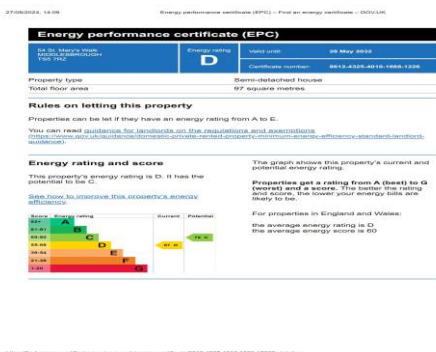
Approximate total area<sup>(1)</sup>  
1242.59 ft<sup>2</sup>  
115.44 m<sup>2</sup>

(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.

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
- 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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