

CLARKE | MUNRO

ESTATE AGENTS

31 Homerton Road, Middlesbrough, TS3 8LU



Price: Offers in Excess
of £110,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- WELL PRESENTED 3 BEDROOM PROPERTY
- EXTENDED TO MAKE A 2ND RECEPTION ROOM (CURRENTLY AN ADDITIONAL BEDROOM)
- IDEALLY LOCATED FOR LOCAL AMENITIES & SCHOOLS
- BLOCK PAVED PATIO WITH GARDEN LAID TO LAWN
- COUNCIL TAX BAND: A



Property Description:

Clarke Munro are delighted to bring to the market this beautifully presented extended three bedroom semi detached house boasting classic home comfort with a modern touch. Ideally located for Pallister Park primary school and local amenities and benefiting from Upvc double glazing and gas central heating with combi boiler. The spacious floorplan briefly comprises entrance hallway, 17ft lounge leading onto a sunroom for relaxed lounging, second living room (currently being used as a bedroom) with french doors leading to the rear garden, good sized modern kitchen with white units along with a utility room for added convenience. The first floor gives you three bedrooms, family bathroom with separate w/c. Externally to the side and rear you have a block paved patio area along with a garden laid to lawn. Enjoy the blend of functional design and comfortable living in this property.



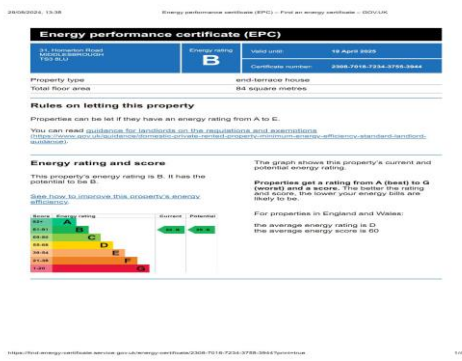
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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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.



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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