

CLARKE | MUNRO

ESTATE AGENTS

40 Ceremony Wynd, Middlesbrough, TS4 2WG



Price: Offers in Excess
of £150,000



01642 245 796
visit clarkemunro.com for details

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Key Features:

- MODERN THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED INSIDE & OUT
- STUNNING KITCHEN WITH INTEGRAL APPLIANCES
- GOOD SIZED GROUND FLOOR CLOAKS/WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SMART & IMMACULATE FAMILY BATHROOM



Property Description:

Clarke Munro are excited to bring to the market this beautifully presented three bedroom semi detached property located in a sought after location on the popular Miller homes, Clairville Grange development. This superb home comes with well planned and proportioned living space and is perfect for first time buyers or families alike. The floorplan briefly comprises: entrance hall, modern lounge which is flooded with light, good sized ground floor wc, beautiful modern kitchen with integrated appliances and dining area with french doors leading into the well cared for rear garden. Moving onto the first floor you have master bedroom with en-suite shower and storage, two further bedrooms and a smart family bathroom. Externally the rear offers outside space with patio and a good size garden laid mainly to lawn whilst to the front there is a double width block paved drive providing off street parking. Viewing is highly recommended to fully appreciate this well proportioned modern home.



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TO VIEW: Tel: **01642 245796**

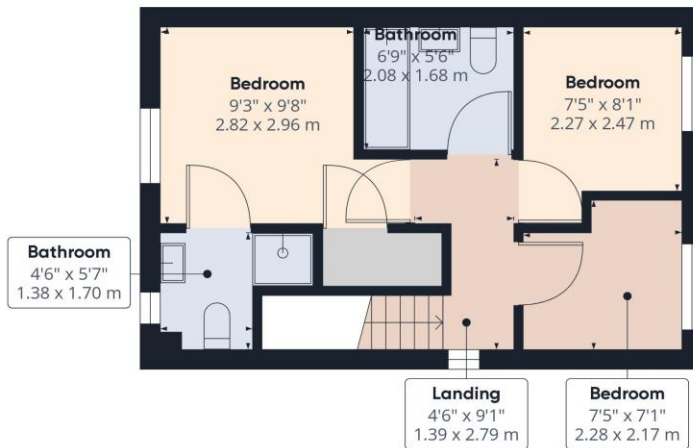
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

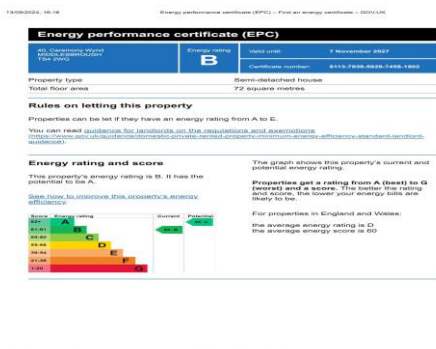
Approximate total area⁽¹⁾
690.72 ft²
64.17 m²

(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.



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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