

CLARKE | MUNRO

ESTATE AGENTS

9 Hawk Road, Middlesbrough, TS3 8EQ



Price: £95,000



01642 245 796
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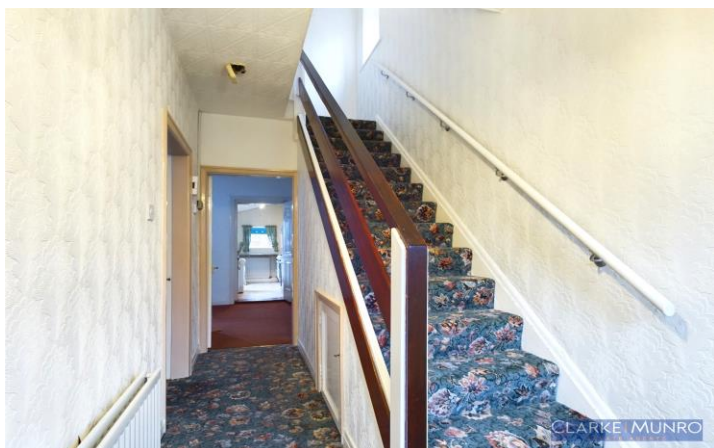
Key Features:

- DOUBLE BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- THREE GOOD SIZED BEDROOMS (BED 1 & 2 WITH BUILT IN WARDROBES)
- DRIVEWAY PROVIDING OFF ROAD PARKING LEADING UP TO A DETACHED GARAGE



Property Description:

Clarke Munro are delighted to bring to the market this double bay fronted, three bedroom semi detached house offering the benefit of no onward chain. This property would make a superb investment or starter home. Sensibly priced and available with no forward chain, early viewing comes highly recommended to avoid disappointment. The floorplan briefly comprises a welcoming hallway, good sized lounge with bay window to the front aspect, separate sitting room/dining room to the rear, ground floor wc & fitted kitchen. To the first floor you have three good sized bedrooms (bed 1 & 2 with built in wardrobes) and a family bathroom. Externally to the front you have a fence and wall enclosed garden with a generous driveway providing off road parking for numerous cars leading onto the detached garage whilst to the rear is a fence enclosed garden with patio area. Superb location close to shops and amenities, local schools, easy access travel routes including bus routes and easy access to A66.



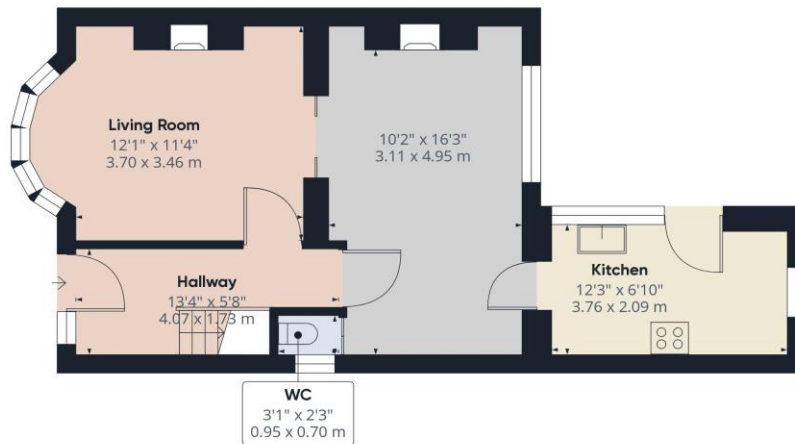
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TO VIEW: Tel: **01642 245796**

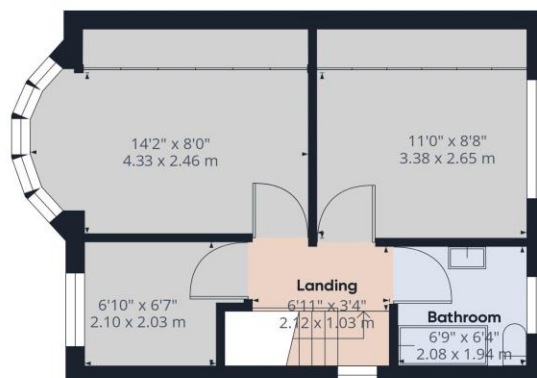
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

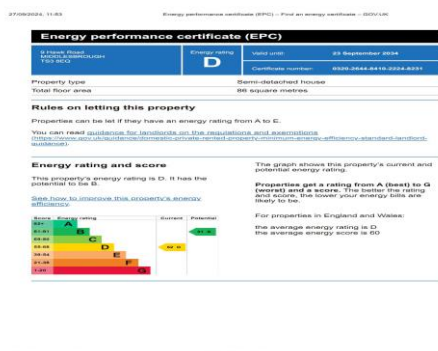
Approximate total area⁽¹⁾
855.19 ft²
79.45 m²

(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.

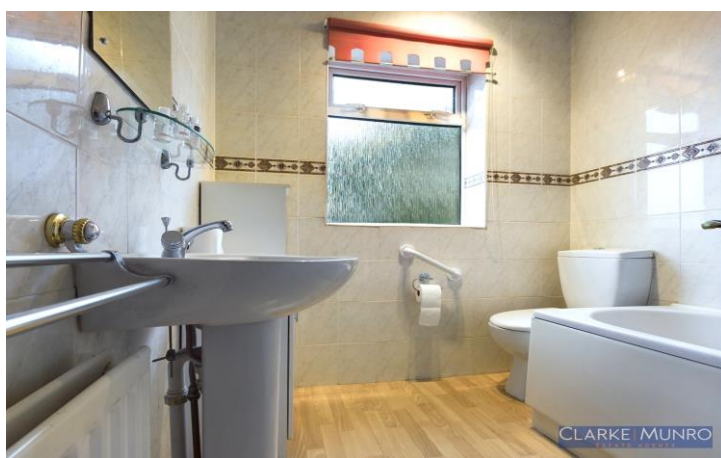
Our Services:

- 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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