

CLARKE | MUNRO

ESTATE AGENTS

70 Langridge Crescent, Middlesbrough, TS3 7LJ



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Price: £87,500



01642 245 796
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Key Features:

- NO ONWARD CHAIN
- THREE BEDROOMS WITH STORAGE
- DRIVEWAY AND GARAGE
- FRONT REAR AND SIDE GARDENS
- SHOWER ROOM WITH SEPARATE WC
- IN NEED OF MODERNISATION



Property Description:

Clarke Munro welcome to the market this spacious home which is priced to reflect modernisation needed. This classic three bedroom property offers great proportions and is also sitting on a good sized plot with driveway and garage. Internally the property comprises of entrance hall, lounge with gas fire, separate dining room opening into the kitchen and then into a useful utility room. The first floor has three bedrooms with storage and a shower room with separate w/c. Externally is a front and side garden, driveway which leads to single brick built garage and then an enclosed rear garden mainly laid to lawn.



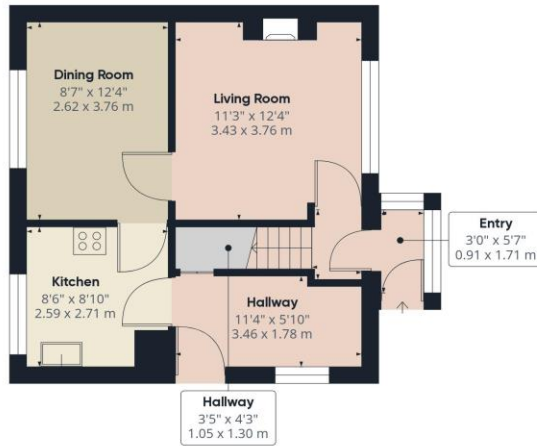
70 Langridge Crescent, Middlesbrough, TS3 7LJ

TO VIEW: Tel: **01642 245796**

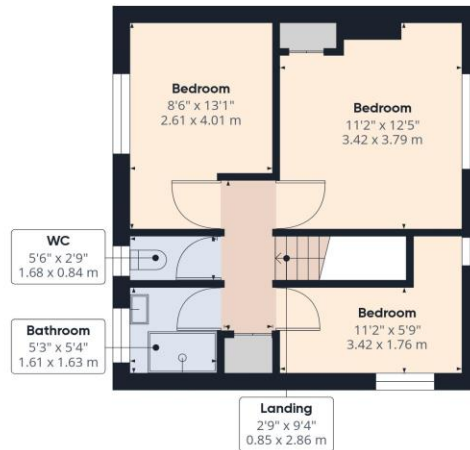
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Ground Floor



Floor 1

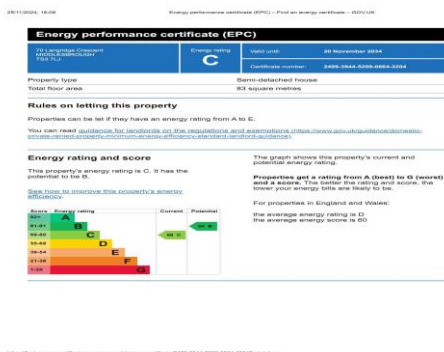
Approximate total area⁽¹⁾
825.36 ft²
76.68 m²

(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.

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