

CLARKE | MUNRO

ESTATE AGENTS

3 Forum Court, Middlesbrough, TS3 6EJ



Price: £90,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- QUIET LOCATION
- MODERN FITTED KITCHEN WITH WOOD EFFECT WORKSURFACES
- UTILITY ROOM
- LOUNGE WITH LOG BURNER
- COUNCIL TAX RATING: A

Property Description:

Clarke Munro welcome to the market this stylish terraced property, updated throughout by the current owners. Boasting three bedrooms over three floors, this spacious property is located in a quiet street, and as a west facing yard to the rear. Internally the property consists of Entrance vestibule, lounge with log burner and beautiful pannelled walls, opening up into the kitchen area which has modern wall and base units and wood effect work surfaces then a useful utility space and ground floor bathroom with three piece suite. The first floor has two double bedrooms and the third bedroom is located on the second floor. The property is fully double glazed and has gas central heating via combi boiler.



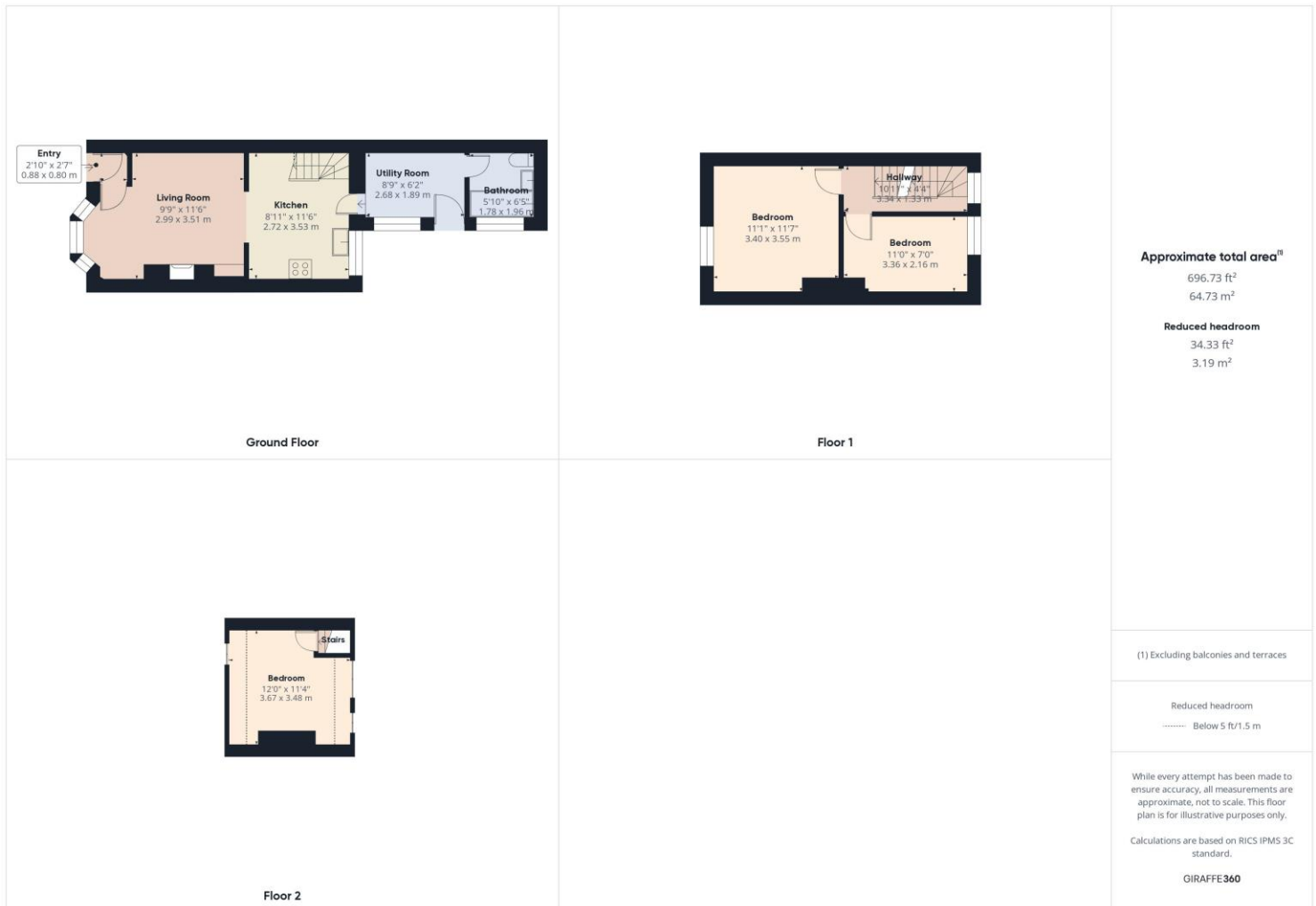
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TO VIEW: Tel: **01642 245796**

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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