

CLARKE | MUNRO

ESTATE AGENTS

4 Nesham Road, Town Centre, Middlesbrough, TS1



Price: Offers in the
Region Of £85,000



01642 245 796
visit clarkemunro.com for details

4 Nesham Road, Town Centre, Middlesbrough, TS1 4HT



Key Features:

- THREE BEDROOM PROPERTY
- WELL PRESENTED THROUGHOUT
- POPULAR TS1 LOCATION
- EPC RATING C
- COUNCIL TAX BAND A
- FREEHOLD



Property Description:

Clarke Munro welcome to the market this three bedroom property in popular TS1 surroundings. Well presented throughout with modern white kitchen and 4 piece bathroom suite. The property comprises of entrance hall, lounge, kitchen, ground floor bathroom with 4 piece suite including freestanding shower. The first floor has three good sized bedrooms. Externally there is a small forecourt garden and the rear has an enclosed apce with patio, artificial grass and wooden shed. The property also benefits from gas central heating and double glazing. **Please note from July 2023 this property will be in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information**



4 Nesham Road, Town Centre, Middlesbrough, TS1 4HT

TO VIEW: Tel: **01642 245796**

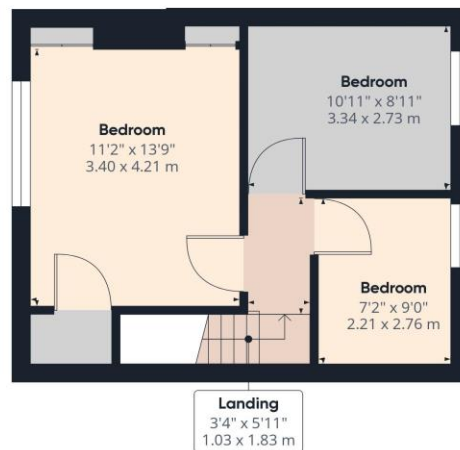
75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



Floor 1

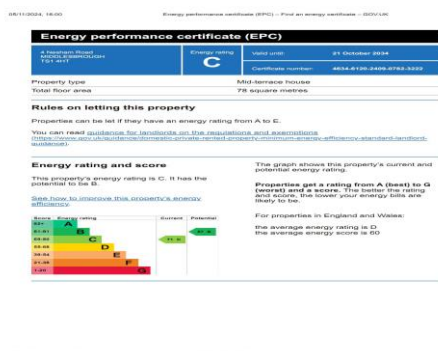
Approximate total area⁽¹⁾
759.29 ft²
70.54 m²

(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.

4 Nesham Road, Town Centre, Middlesbrough, TS1 4HT

