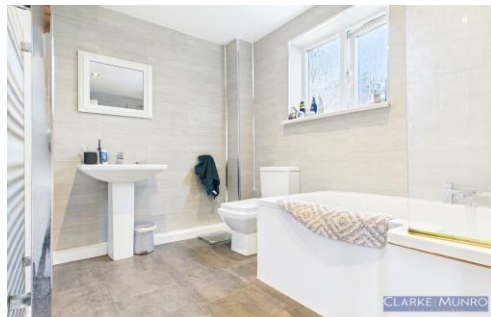


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34 Sunnyside, Coulby Newham, Middlesbrough, TS8

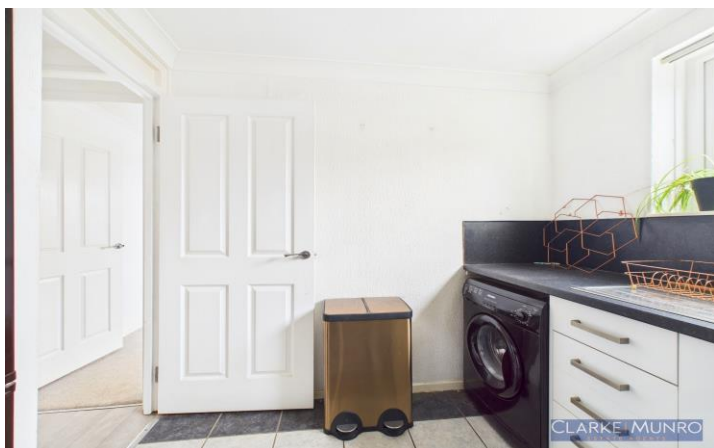


Price: £80,000



01642 245 796
visit clarkemunro.com for details

34 Sunnyside, Coulby Newham, Middlesbrough, TS8 0RA



Key Features:

- ONE BEDROOM FIRST FLOOR FLAT
- POPULAR RESIDENTIAL LOCATION
- MODERN KITCHEN AND BATHROOM
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL INVESTMENT OPPORTUNITY

Property Description:

Clarke Munro are delighted to bring to the market this beautifully presented and greatly improved one bedroom first floor flat situated in the ever popular residential area of Coulby Newham. Within close proximity to popular local schools, Parkway shopping centre, the A174 & A19 for commuting. The light. neutral interior briefly comprises: private ground floor entrance with stairs to the accommodation, lounge, bedroom, bathroom with a white modern suite which includes a p-shaped bath, w/c, sink and heated towel rail and kitchen with a range of white hi-gloss units and laminated roll edge worktops. Externally is a private garden to the rear of the apartment & parking spaces in the street. Further benefits include gas central heating and double glazing. LEASE : 125 years from 21 March 2005

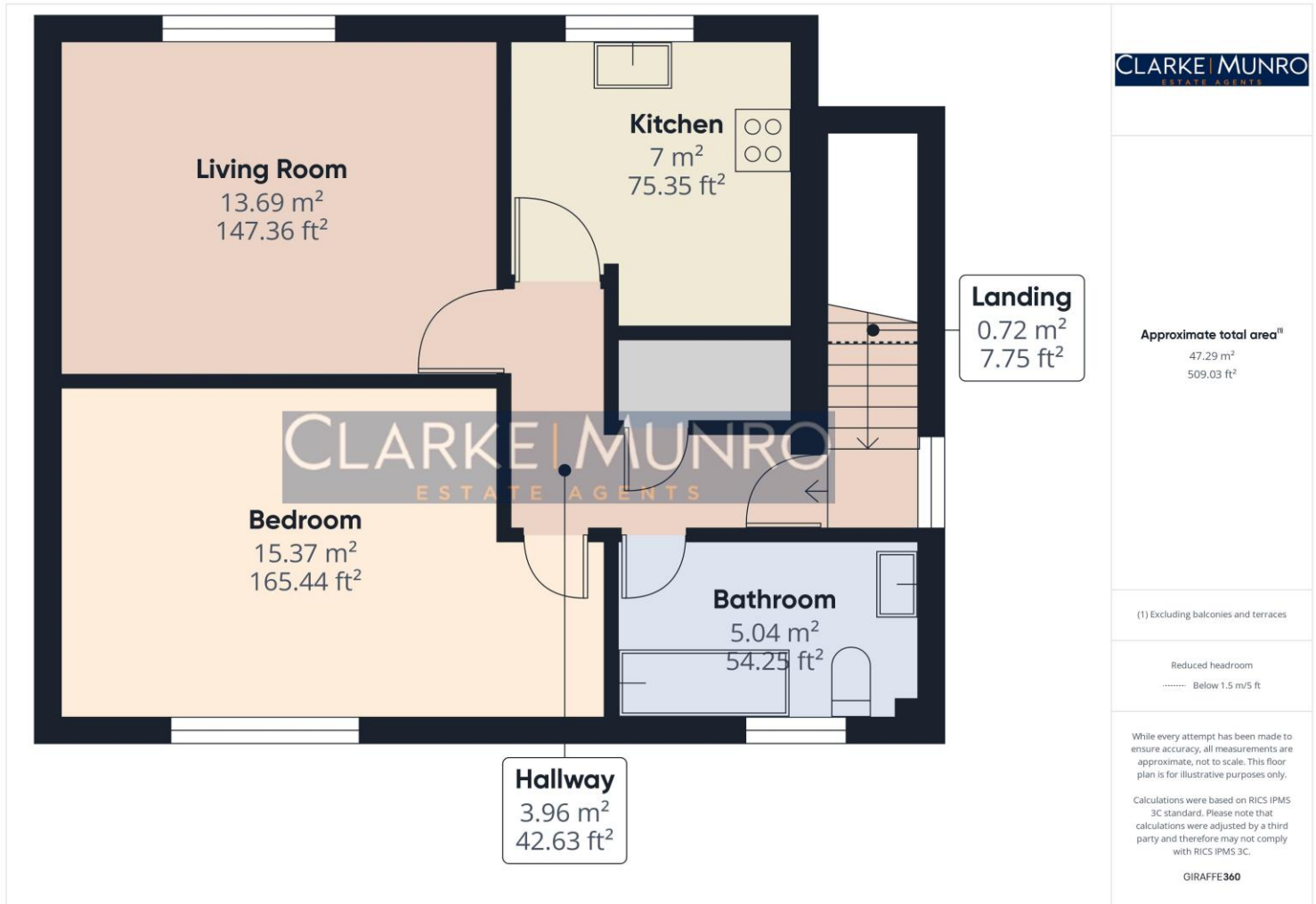
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Energy performance certificate (EPC)

24 Sunnyside, Coulby Newham, Middlesbrough, TS8 0RA	Energy rating: C	Valid until: 16 November 2030
Property type: Top-floor flat	Current energy: 7796.3000-0.001-0.000-0.000	
Total floor area: 54 square metres		

Rules on letting this property
Properties can be let if they have an energy rating from A to G.
You can read guidance on landlords on the (enrguide.org.uk) website.
Properties with an energy rating of F or G must have a plan to improve their energy efficiency.

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
See how to improve this property's energy performance

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 Clark 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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