

# CLARKE | MUNRO

ESTATE AGENTS

4 Percy Street, Middlesbrough, TS1 4DE



Price: Offers in the  
Region Of £68,600



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



### Key Features:

- TWO BEDROOM TERRACED PROPERTY
- CLOSE TO TEESSIDE UNIVERSITY & MIDDLESBROUGH TOWN CENTRE
- GROUND FLOOR BATHROOM
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- COUNCIL TAX BAND: A

### Property Description:

Clarke Munro would like to welcome to market this 2 bedroom property well located for Teesside University. Available with no onward chain, this spacious property will be an excellent investment opportunity for someone who can see the potential it has to offer. The accommodation briefly comprises: entrance vestibule, open plan living/dining room, kitchen with a range of units, rear lobby and ground floor bathroom w/c. Two first floor bedrooms. To the rear is a private enclosed yard. Benefiting from double glazing and gas central heating via combi boiler. \*\*Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information\*\*





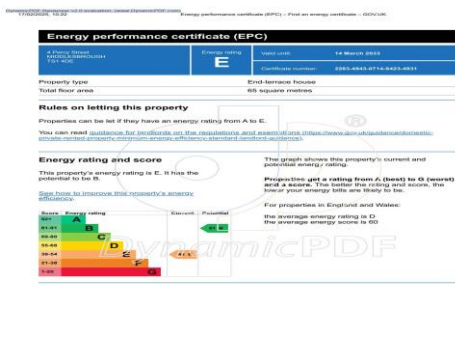
# 4 Percy Street, Middlesbrough, TS1 4DE

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://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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