

# CLARKE | MUNRO

ESTATE AGENTS

19 Roscoe Street, Middlesbrough, Middlesbrough,



Price: £65,000



01642 245 796  
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# 19 Roscoe Street, Middlesbrough, Middlesbrough, TS1



## Key Features:

- Three bedrooms
- Excellent condition
- Preferred layout with bathroom upstairs
- Popular TS1 location
- 
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## Property Description:

Clarke Munro are delighted to introduce this fantastic investment property on a popular street in TS1. Benefitting from the preferred layout and being in excellent condition, the ground floor consists of a ground floor bedroom to the front of the property, a spacious reception room and stylish well-appointed kitchen to the rear. Upstairs, two double-bedrooms and a modern bathroom.



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TO VIEW: Tel: **01642 245796**

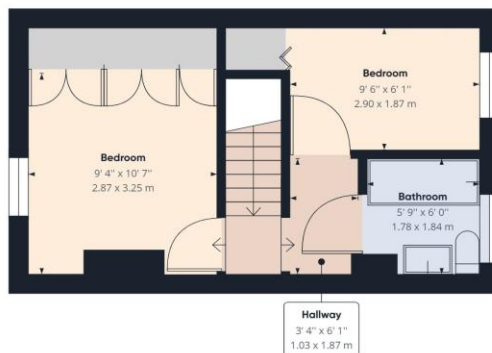
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor Building 1



1st Floor Building 1

Approximate total area<sup>(1)</sup>

564.12 ft<sup>2</sup>  
52.41 m<sup>2</sup>

(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.

GIRAFFE 360

Energy performance certificate (EPC)	
19 Roscoe Street Middlesbrough, TS1 3AA TS1 3AA	14 December 2018 Certificate number: 845-2-2079-3100-0129-1390
Property type	Mid-terrace house
Total floor area	516 square metres
<b>Rules on letting this property</b>	
Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about the exemptions on the government's website: <a href="http://www.gov.uk/government/consultations/energy-ratings-for-rented-properties">www.gov.uk/government/consultations/energy-ratings-for-rented-properties</a>	
<b>Energy efficiency rating for this property</b>	
This property's current energy rating is C. It has the potential to be B.	
The graph shows this property's current and potential energy efficiency.	
Properties are given a rating from A (most efficient) to G (least efficient).	
Properties are also given a score. The higher the number the better your fuel bills are likely to be.	
For properties in England and Wales: the average energy rating is D; the average energy score is 55.	

## 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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