CLARKE | MUNRO
ESTATE AGENTS

Flat 4, Oakfield Road, Middlesbrough, TS3 6EL

Price: £60,000

NAEA
The Property Ombudsman
01642 **245 796**
visit clarkemunro.com for details

Flat 4, Oakfield Road, Middlesbrough, TS3 6EL

Key Features:

- Offered For Sale to Purchase 70% Ownership of This Charming Two Bedroom Ground Floor Apartment
- Gas Central Heating System & Double Glazing
- Residents Parking & Spacious, Attractive Communal Gardens
- Two Spacious Bedrooms
- Well Placed for Access to Amenities & Transport Links
- Tenure - Leasehold - 76 Years Remaining

Property Description:

Clarke Munro are pleased to offer the opportunity to purchase 70 % ownership of this fantastic ground floor flat, Sitting on a quiet North Ormesby street this flat benefits from having no onward chain and beautiful gardens maintained by Accent Housing. Internally the accommodation comprises of entrance hall, good sized breakfast kitchen with a range of matching wall and base units, spacious lounge which has french doors opening onto patio space and immaculate communal gardens. Additionally there are two bedrooms and bathroom w/c. Externally, as mentioned, the communal gardens are maintained by Accent and provide a fantastic space that is hard to come by in most flats. An internal viewing is recommended to appreicate the property to its fullest. Only available to persons over 55 years old.

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TO VIEW: Tel: **01642 245796**

75-77Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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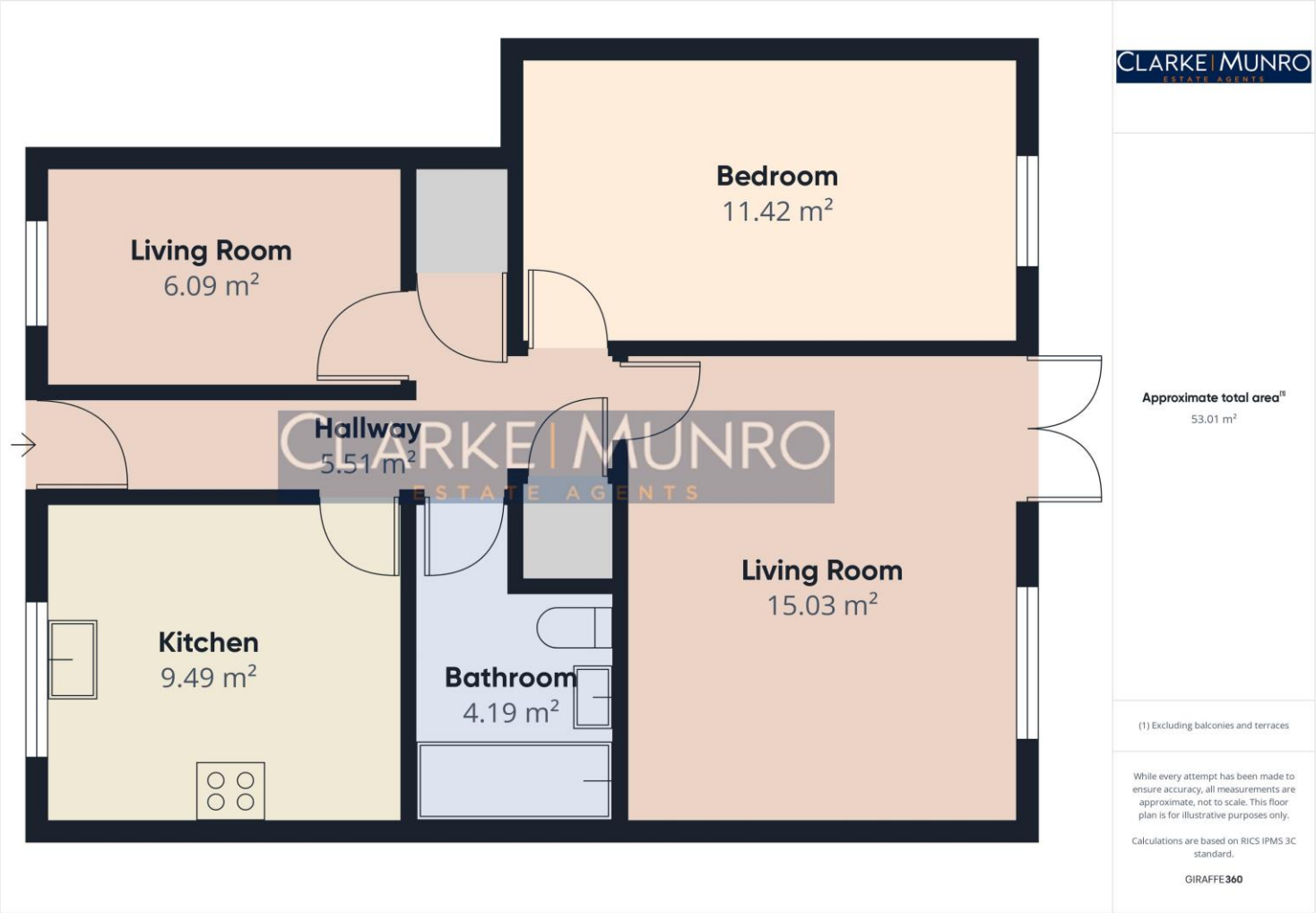

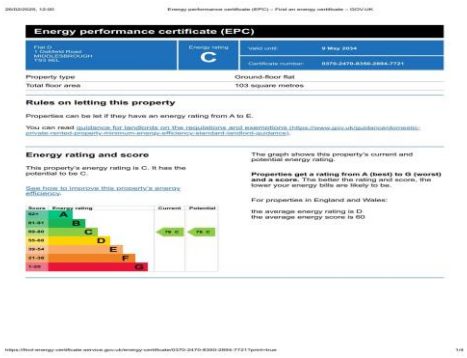

Energy performance certificate (EPC)

Property type	Ground-floor flat
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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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