

CLARKE | MUNRO

ESTATE AGENTS

28 Lonsdale Street, Middlesbrough, TS1 4JY



Price: £80,000



01642 245 796
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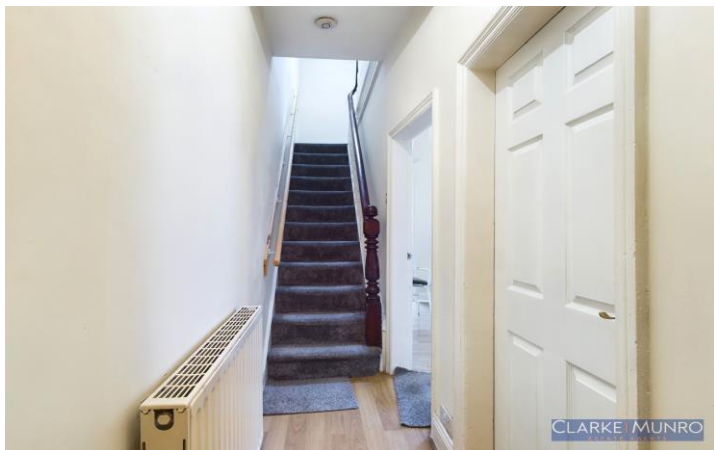
Key Features:

- ATTENTION PROPERTY INVESTORS
- GOOD SIZED TWO BEDROOM MID TERRACE HOUSE
- 2 RECEPTION ROOMS
- LARGE FIRST FLOOR BATHROOM
- POPULAR TS1 LOCATION
- COUNCIL TAX BAND A



Property Description:

Clarke Munro are delighted to offer to the market this larger than average two bedroom end terraced house in this sought after location to be sold with existing tenancy. Benefiting from double glazed windows and gas central heating with combination boiler the spacious floorplan comprises entrance hall, front lounge, rear sitting room, kitchen, two first floor bedrooms and spacious bathroom with modern white suite. Externally there is a yard to rear.



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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Ground Floor

Floor 1

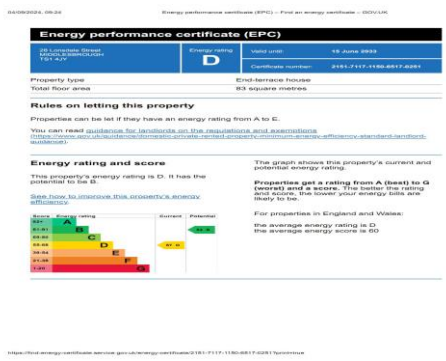
Approximate total area⁽¹⁾
816.12 ft²
75.82 m²

(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.

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