

CLARKE | MUNRO

ESTATE AGENTS

63 Grosmont Road, Middlesbrough, TS6 8HN



Price: £100,000



01642 245 796
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Key Features:

- Extended three bedroom house
- Beautifully presented and greatly improved throughout
- Private gardens to the front and rear
- Double glazing, gas central heating and solar panels
- Modern breakfast kitchen with extended additional room (currently used as a utility room)
- Freehold / Council tax band A

Property Description:

Clarke Munro are delighted to offer for sale this three bedroom terrace house which has been greatly improved by the current owners and offers deceptively spacious living spaces. The accommodation briefly comprises: entrance hall, lounge, modern breakfast kitchen with french doors to the rear, extension providing an additional room (currently used as a utility room), three bedrooms and family bathroom with white suite. To the front of the property is a private enclosed garden with hedge and fenced boundaries and a rear garden offering a degree of privacy. The property benefits from gas central heating, double glazing and solar panels. Handily located for amenities and popular local schools. Early viewing is advised to avoid disappointment.

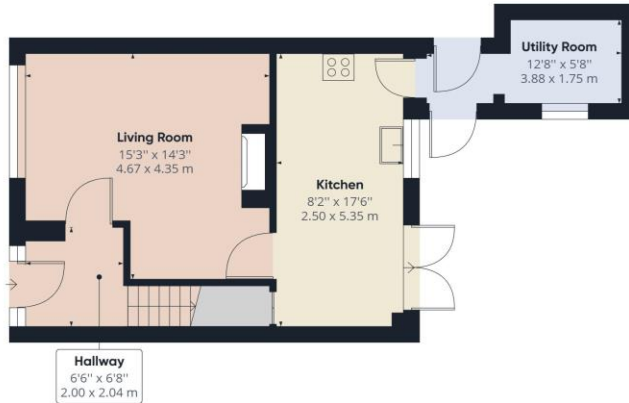
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
918.21 ft²
85.30 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.

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.

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Entrance Hall

UPVC double glazed entrance door with glass insert, glass panels to side, staircase to first floor, radiator, door into lounge.

Lounge

Electric fire with surround, double glazed window to front, radiator, door into dining kitchen.

Dining Kitchen

Fitted with range of white & grey hi gloss units, work surfaces, space for appliances, built in electric oven with 4 ring gas hob & extractor hood over, stainless steel sink unit & drainer with mixer tap over, double glazed window to rear, double glazed French doors to rear, door into utility.

Utility / Garden Room

Double glazed window to side, double glazed panelled door to garden.

First Floor Landing

Doors off to all rooms, access to loft, built in cupboard.

Bathroom

Double glazed window to rear, tiled walls, heated towel rail, panelled bath with electric shower over, sink unit, low level w/c, double glazed window to rear.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Built in cupboard over bulk head, double glazed window to front, radiator.

Externally

To the front of the property is a lawned garden with hedged & fenced boundaries, gated access to rear. Rear garden mainly laid to lawn, concrete pathway, decked area, shed, fenced boundaries with planted borders.

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