

CLARKE | MUNRO

ESTATE AGENTS

21 Aubrey Street, Middlesbrough, TS1 3NH



Price: £85,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- TWO BEDROOM TERRACED PROPERTY
- CLOSE TO TEESSIDE UNIVERSITY
- CAN BE SOLD WITH OR WITHOUT CURRENT TENANT
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
-

Property Description:

Clarke Munro would like to welcome to market this two bedroom property in a prime location for Teesside University. Updated throughout and well maintained by the current owners this property would make the perfect investment or first time home. Can be sold with or without the current tenant. Internally comprising: entrance hall leading into lounge / sitting room, separate reception room (previously used as a bedroom / office), kitchen with vaulted ceiling and velux window, inner lobby with built in storage and door to yard, ground floor bathroom with vaulted ceiling and 3 piece white suite, 2 first floor double bedrooms and loft access to a useful boarded loft space with electricity and lighting. Further benefits include gas central heating via combi boiler, double glazing, security alarm system, outdoor yard with partial covering perfect for use all year round and outside tap and power point.

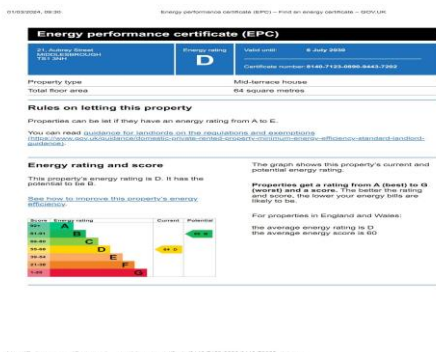
21 Aubrey Street, Middlesbrough, TS1 3NH

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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.

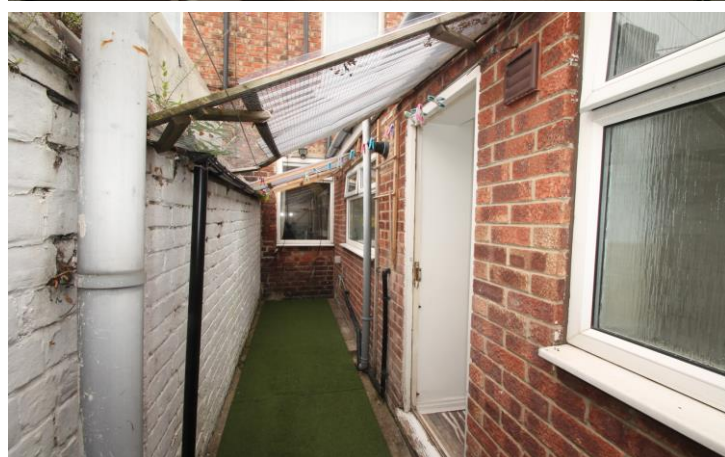
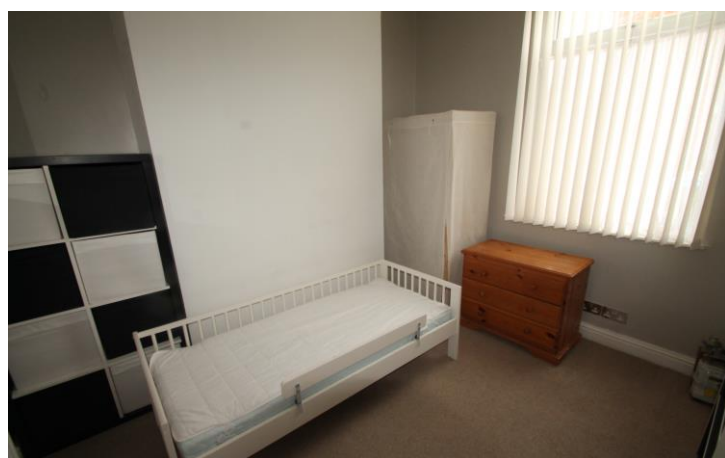
Our Services:

- 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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