

CLARKE | MUNRO

ESTATE AGENTS

78 Acton Street, Middlesbrough, TS1 3NA



Price: £65,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- PRICED TO REFLECT MODERNISATION NEEDED
- 2 BEDROOMS
- WELL LOCATED FOR TEESSIDE UNIVERSITY



Property Description:

Clarke Munro are delighted to be bringing to market this two bedroom mid terrace property which is available with no onward chain and priced to reflect modernisation needed. An ideal investment opportunity, the property is in close proximity to Teesside university and Middlesbrough Town centre. Briefly comprising Entrance vestibule, through lounge sitting room, kitchen. The first floor has two double bedrooms and bathroom accessed from bedroom two. The property benefits gas central heating via combi boiler.



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TO VIEW: Tel: **01642 245796**

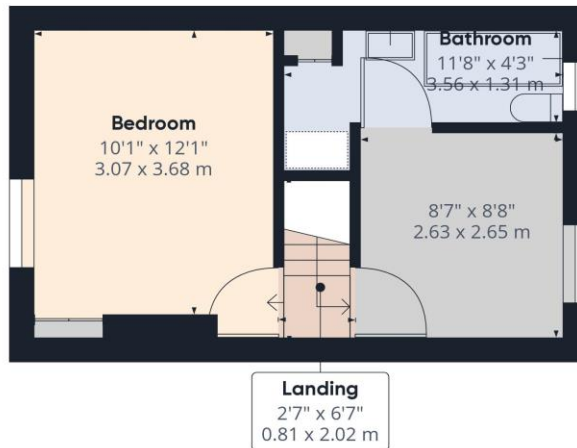
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
622.91 ft²
57.87 m²

Reduced headroom
12.15 ft²
1.13 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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.

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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