

# CLARKE | MUNRO

ESTATE AGENTS

84 California Road, Middlesbrough, TS6 9JS



Price: £155,000

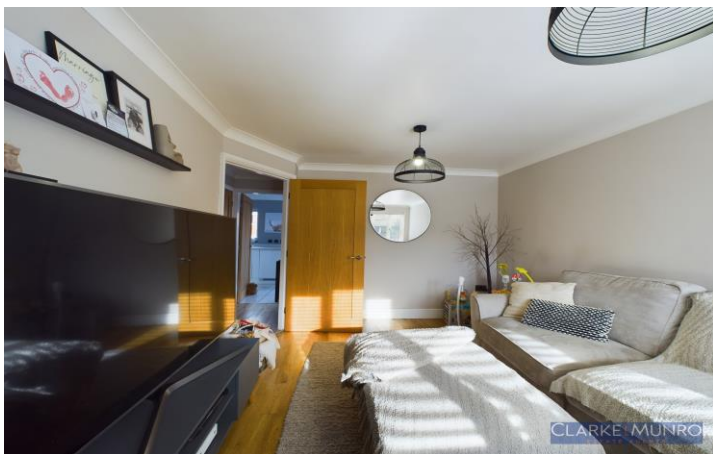


01642 245 796  
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## Key Features:

- Spacious 3 Bedroom Property
- Impressive Contemporary Kitchen with Top Quality Fixtures & Fittings
- A Fabulous, Modern Fitted Bathroom Suite & A Very Handy En-Suite to the Master Bedroom
- UPVC Double Glazing & Central Heating with Combi Boiler
- Enjoying an Attractive Low Maintenance Rear Garden with Pizza Oven and Double Driveway
- 



## Property Description:

Clarke Munro would like to welcome to the market this stunning three bedroom semi detached property in the popular Eston area. Modernised throughout to an excellent standard, this property is presented to showhome standard. With extras such as partial garage conversion to provide beauty room/office/playroom, easy to maintain rear garden with brick built pizza oven and concrete imprinted double driveway. The property internally, briefly comprises of entrance hall, lounge opening into inner hallway, cloakroom w/c, access to beauty room, dining kitchen which has several integral appliances and bi fold doors leading to the all weather rear garden which is laid with artificial turf and decked areas. The first floor has 3 double bedrooms, the master with a modern ensuite shower room, and spacious family bathroom with 3 piece white modern suite. Concrete imprinted double driveway to the front of the property and gated access to the rear garden. An early viewing is recommended to avoid disappointment.





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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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## 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.

## 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.



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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