

# CLARKE | MUNRO

ESTATE AGENTS

40 Clifton Street, Middlesbrough, TS1 4BZ



Price: £80,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- Two bedroom Mid Terrace
- Close Proximity to Middlesbrough Town Centre
- Gas central Heating and Double glazing
- First floor bathroom
- CCTV cameras included
- Loft space fully boarded & lined with light & power.



## Property Description:

Clarke Munro are delighted to offer for sale this spacious two bedroom property situated off Linthorpe Road within close proximity to shops and convenient access to bus services. A deceptively spacious mid terrace home with two first floor bedrooms and the option of using one of the ground floor reception rooms as a 3rd bedroom if required. Other features include gas central heating system with combi boiler, upvc double glazing, kitchen with hob & oven, first floor bathroom with three piece suite and electric shower. Another benefit to this property is it has a fully boarded & lined loft space with light and power. Externally there is a gated rear yard and street parking with CCTV cameras to the front and rear, . Sold with tenant in situ.



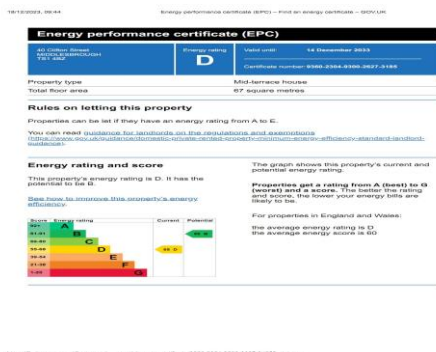
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://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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