

# CLARKE | MUNRO

ESTATE AGENTS

2 Welland Close, Brookfield, Middlesbrough, TS5



Price: £169,950



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

## 2 Welland Close, Brookfield, Middlesbrough, TS5 8JG



### Key Features:

- NO FORWARD CHAIN
- 2 DOUBLE BEDROOMS
- SOUGHT AFTER BROOKFIELD LOCATION
- DRIVEWAY FOR MULTIPLE CARS
- PRICED TO REFLECT MODERNISATION NEEDED
- 



### Property Description:

Clarke Munro are delighted to offer to market this Duncanson built two bedroom semi detached bungalow in desirable, mature surroundings of Brookfield which is also offered with the advantage of no forward chain. Features also include double glazing, garage with concrete driveway, central heating with combi boiler & attractive, easy maintenance rear garden. Comprising entrance lobby, hall, lounge, separate dining room, kitchen, two double bedrooms and Bathroom with 3 piece suite. Externally are well maintained enclosed gardens, The rear garden is south west facing and offers a good degree of privacy.



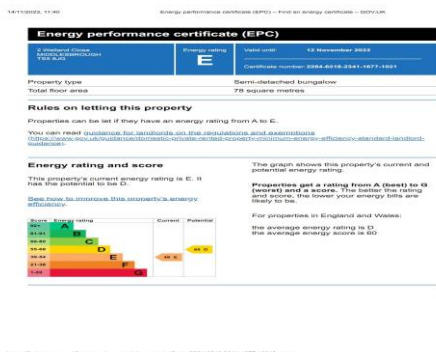
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TO VIEW: Tel: **01642 245796**

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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