

CLARKE | MUNRO

ESTATE AGENTS

109 Harford Street, Town Centre , Middlesbrough,



Price: £77,500



01642 245 796
visit clarkemunro.com for details



Key Features:

- Two bedrooms
- Two reception rooms
- Private rear yard
- Town centre location
- Council tax band A
-



Property Description:

Clarke Munro offer for sale this two bedroom terrace house situated in Middlesbrough town centre. Internally comprising: entrance hall, two reception rooms, kitchen with a range of wall and floor units and laminated roll edge worktops, two first floor bedrooms and first floor bathroom w/c with white three piece suite including shower over the bath. To the rear is a private enclosed rear yard. This property does have the potential to be made into a three bedroom, **Please note from July 2023 this property will be in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information**



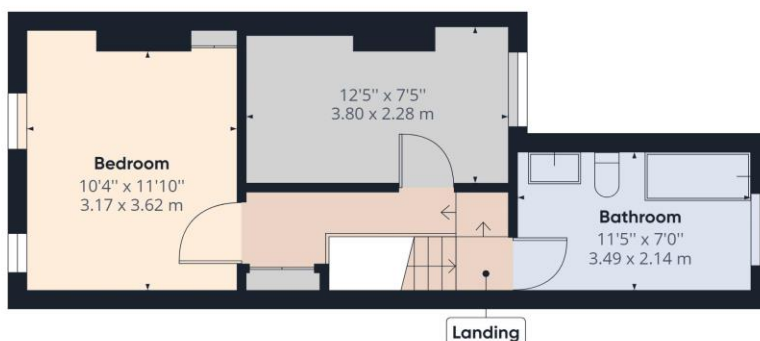
109 Harford Street, Town Centre , Middlesbrough, TS1

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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Approximate total area⁽¹⁾

711.44 ft²
66.09 m²

Reduced headroom

4.10 ft²
0.38 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.

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