CLARKE | MUNRO
ESTATE AGENTS

42 Glenfield Drive, Middlesbrough, TS5 7PX

Price: £180,000

NAEA

The Property Ombudsman

01642 245 796
visit **clarkemunro.com** for details

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Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- GENEROUS REAR GARDEN
- DETACHED GARAGE AND OFF STREET PARKING
- USEFUL LOFT SPACE
- MODERN FITTED KITCHEN AND BATHROOM
- POPULAR TS5 LOCATION

Property Description:

Clarke Munro are delighted to offer for sale this three bedroom semi detached house which is pleasantly located in the popular, established surroundings of Tollesby. Modernised throughout by the current owners with modern fited kitchen and paved rear garden, other features include uPVC double glazing, Gas central heating, detached garage. Comprising entrance hall, through lounge dining room opening into conservatory & breakfast kitchen fitted with a range of modern white units with some integral appliances rear lobby with ground floor w/c and storage. The first floor has three bedrooms & bathroom w/c. Access to useful loft space is in the main bedroom via loft ladder. Unreservedly recommended for an early viewing. Access from Glendale Road or Tollesby Road.
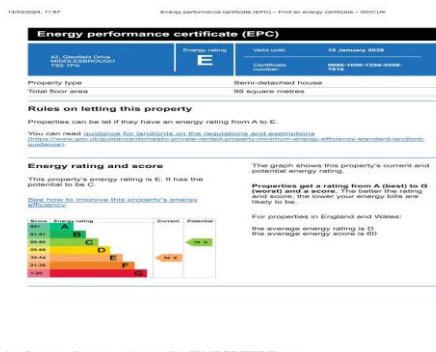
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TO VIEW: Tel: **01642 245796**

75-77Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Living Room / Dining Room
26'6" x 12'6"
8.08 x 3.82 m

Hallway
15'0" x 6'0"
4.60 x 1.83 m

Kitchen
14'9" x 8'7"
4.50 x 2.63 m

WC
3'10" x 2'6"
1.19 x 0.78 m

Ground Floor Building 1

Bedroom
12'0" x 8'0"
3.66 x 2.45 m

Bedroom
11'7" x 12'7"
3.55 x 3.84 m

Bedroom
9'0" x 8'9"
2.75 x 2.69 m

Landing
7'10" x 6'0"
2.39 x 1.83 m

Bathroom
6'5" x 6'1"
1.88 x 1.87 m

Floor 1 Building 1

Approximate total area[1]
1249.22 ft²
116.06 m²

Reduced headroom
72.44 ft²
6.73 m²

Bedroom
10'5" x 12'8"
3.19 x 3.87 m

Floor 2 Building 1

18'10" x 8'7"
5.76 x 2.63 m

Ground Floor Building 2

(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.

GIRAFFE**360**

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:

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