

# CLARKE | MUNRO

ESTATE AGENTS

6 Cleveland Close, Ormesby, Middlesbrough, TS7



Price: £279,950



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





## Key Features:

- NO ONWARD CHAIN
- 4 BEDROOM DETACHED PROPERTY
- POPULAR RESIDENTIAL LOCATION
- MODERN FITTED KITCHEN
- CONSERVATORY
- FRONT SIDE AND REAR GARDENS



## Property Description:

Clarke Munro offer for sale this immaculately presented 4 bedroom detached property in the popular Ormesby area which consists briefly of, Entrance Hall, spacious Kitchen with some integral appliances, 25 ft Through lounge dining room opening into ideal playroom area., and sunny conservatory to the rear. The first floor has Master bedroom with built in robes and 2 further double bedrooms and 1 single bedroom. The family bathroom has gorgeous roll top free standing bath, pedestal sink and w/c and there is separate shower room with large walk in shower with sink and w/c built into vanity unit. Externally is off road parking leading to single garage and gardens to the front side and rear. EPC Rating D.



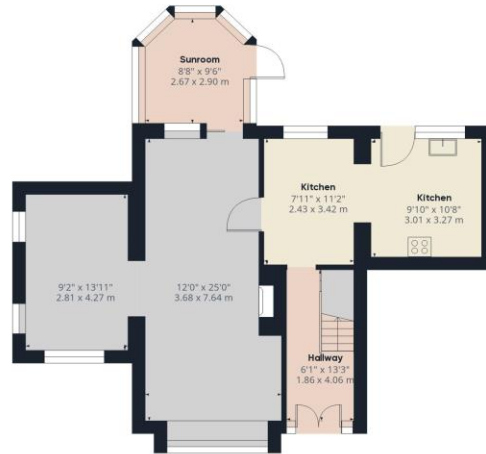
# 6 Cleveland Close, Ormesby, Middlesbrough, TS7 9BX

TO VIEW: Tel: **01642 245796**

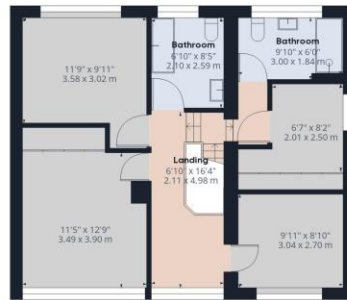
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
1492.71 ft<sup>2</sup>  
138.68 m<sup>2</sup>

Excluding balconies and terraces

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.

## 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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