

CLARKE | MUNRO

ESTATE AGENTS

38 Maple Street, Middlesbrough, TS1 3DS



Price: Offers Over
£95,000



01642 245 796
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Key Features:

- Close proximity to Teesside Uni
- 4 bedrooms
- Rewired in 2021
- Double glazing and gas central heating



Property Description:

Clarke Munro welcome to the market this classic 'Turn Key' Investment opportunity within close proximity to Teesside University. Updated and maintained to high standard by the current owners, this property briefly comprises of Entrance hall, ground floor bedroom/living room, Lounge, Kitchen, rear lobby and ground floor bathroom. The first floor has 2 bedrooms and there is a useful loft room on the second floor. The property benefits from being rewired in 2021 and also had security alarm fitted in 2021. Damp course also done 2016. All receipts available.



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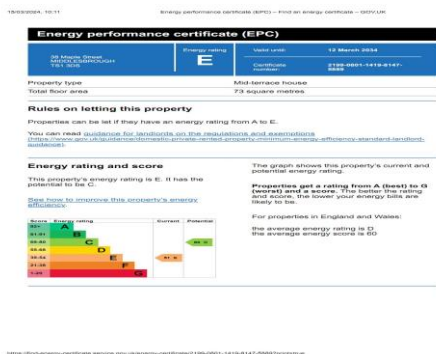
TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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 <p>Ground Floor</p>	 <p>Floor 1</p>	<p>Approximate total area⁽¹⁾</p> <p>746.35 ft² 69.34 m²</p> <p>Reduced headroom</p> <p>49.26 ft² 4.58 m²</p> <p>(1) Excluding balconies and terraces</p> <p>☒ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
 <p>Floor 2</p>		



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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- Late night appointments
- Dedicated Sale progressor
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