

CLARKE | MUNRO

ESTATE AGENTS

8 Nugent Avenue, Middlesbrough, TS1 4HX



Price: Offers in Excess
of £90,000



01642 245 796
visit clarkemunro.com for details

8 Nugent Avenue, Middlesbrough, TS1 4HX



Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- IDEAL TS1 LOCATION
- ENCLOSED REAR YARD
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PERFECT INVESTMENT OPPORTUNITY



Property Description:

Clarke Munro are delighted to introduce this wonderful three bedroom home located on a popular street in TS1. Benefiting from a stylish and charming interior, the ground floor consists of entrance hall, a lovely reception room with bay window, a well-appointed kitchen with range of matching units leading onto the patio garden. Upstairs; three double bedrooms and a family bathroom. ****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****



8 Nugent Avenue, Middlesbrough, TS1 4HX

TO VIEW: Tel: **01642 245796**

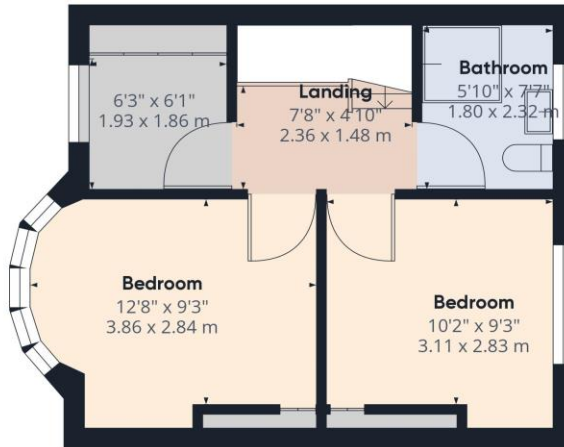
75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



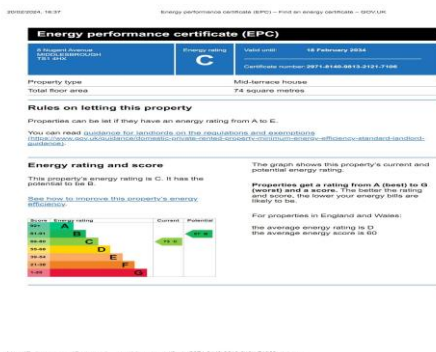
Floor 1

Approximate total area⁽¹⁾
732.03 ft²
68.01 m²

(1) 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.

8 Nugent Avenue, Middlesbrough, TS1 4HX



01642 245 796
visit clarkemunro.com for details