

CLARKE | MUNRO

ESTATE AGENTS

18 Lovaine Street, Middlesbrough, TS1 4EP



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Price: £109,950



01642 245 796
visit clarkemunro.com for details



Key Features:

- Ready made investment property
- Three double bedrooms all with en-suite shower rooms
- Refurbished to a great standard throughout with modern kitchen and bathrooms
- Popular TS1 location within close proximity to Teesside University
- Council tax band A / freehold



Property Description:

Clarke Munro are delighted to bring to the market this refurbished three bedroom house which has been adapted for students. The accommodation briefly comprises: entrance hall, ground floor bedroom with en-suite, living room, kitchen, ground floor w/c and to the first floor two double bedrooms also each with en-suite shower rooms. Neutrally decorated throughout and benefitting from a private enclosed rear yard. Perfectly suited to investors looking for a ready made student let as for sale subject to existing tenancy - enquire for further info.



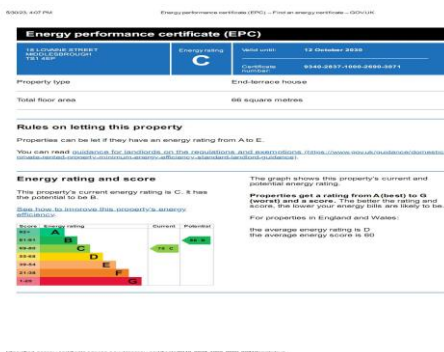
18 Lovaine Street, Middlesbrough, TS1 4EP

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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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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