

# CLARKE | MUNRO

ESTATE AGENTS

25 Springvale Terrace, Middlesbrough, TS5 4LU



Price: £149,999



01642 245 796  
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# 25 Springvale Terrace, Middlesbrough, TS5 4LU



## Key Features:

- TWO BEDROOM SEMI DETACHED PROPERTY
- POPULAR TS5 LOCATION
- THOUGHTFULLY EXTENDED TO THE REAR
- WELL MAINTAINED GARDENS - WESTERLY FACING
- BUILT IN SHARPS WARDROBES
- UTILITY ROOM



## Property Description:

Clarke Munro welcome to the market this immaculately presented property which has been thoughtfully extended by the current owners with no expense spared. Sitting on a generous plot, this two bedroom semi detached house boasts an extended family room to the rear, a utility room and landscaped rear garden with wokshop. Briefly comprising Entrance hall, Lounge, Cloakroom w/c, Kitchen with a range of modern fitted units opening into family/sun room with french doors and velux windows. Utility room opens into the rear garden and also provides access to the integral garage. The first floor has two double bedrooms one of which is fitted with 'Sharps' wardrobes and a bathroom w/c. Externally is an easy to maintain front with Driveway leading to garage. the rear garden is westerley facing and is laid to lawn with dwarf wall and patio area, Workshop/shed with light and power. An internal viewing is a must to appreciate this property to its fullest.



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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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**Ground Floor**

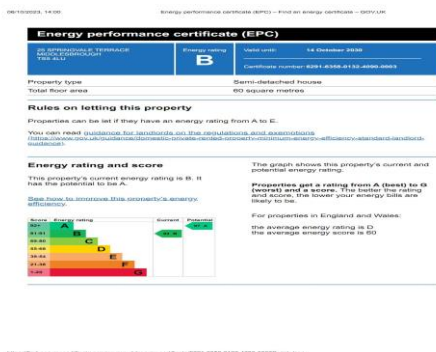
**Floor 1**

**Approximate total area<sup>(1)</sup>**  
991.90 ft<sup>2</sup>  
92.15 m<sup>2</sup>

(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.

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- Accompanied viewings
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- Switched on marketing and a brand that Teessiders love & trust.



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## **Entrance Hall**

Double glazed entrance door, radiator, staircase to first floor.

## **Lounge**

Double glazed window to front, radiator, small understairs storage cupboard, opening into kitchen.

## **Kitchen**

Modern fitted kitchen with matching wall & base units, tiled splashbacks, built in electric oven & gas hob, spaces for other appliances, opening into sitting/dining area.

## **Sitting / Dining Area**

Double glazed windows & double glazed French doors to rear, wall mounted electric heaters.

## **Cloak room w/c**

Close coupled w/c, wall hung wash hand basin with tiled splashbacks, radiator, extractor fan.

## **Utility Space**

Built in cupboards with louvre doors, double glazed French doors to garden.

## **Garage**

With electric up/over door, storage in eaves, built in storage, lighting & power.

## **First Floor**

### **Bedroom 1**

Double glazed window to front, radiator, built in Sharps wardrobes.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bathroom w/c**

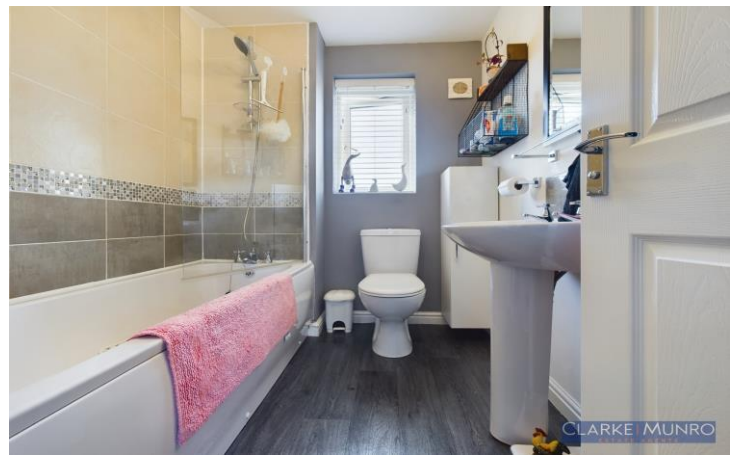
White three piece suite comprising; bath with shower over & glass shower screen, close coupled w/c, pedestal wash hand basin, tiled splashbacks, extractor fan.

### **Externally**

Westerly facing rear garden laid to lawn with dwarf wall & patio area, planted with shrubs & trees, workshop shed with light & power. Easy maintained front garden with driveway leading to garage.



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