

CLARKE | MUNRO

ESTATE AGENTS

3 Egmont Road, Middlesbrough, TS4 2HT



Price: £117,950



01642 245 796
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Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- CLOSE TO TEESSIDE UNIVERSITY
- CAN BE SOLD WITH OR WITHOUT CURRENT TENANT
- GAS CENTRAL HEATING VIA COMBI BOILER



Property Description:

Clarke Munro welcome to the market this spacious property, within close proximity to Teesside University and Middlesbrough town centre. Can be sold with or without the current tenant, the property benefits from gas central heating from combi boiler and some upvc double glazing. Internally the property briefly comprises of entrance vestibule leading to entrance hall, lounge, rear sitting room and breakfast kitchen with range of wall and base units with access to enclosed rear yard. The first floor has 3 bedrooms and bathroom with separate w/c. An internal viewing is recommended to fully appreciate the size of the property.



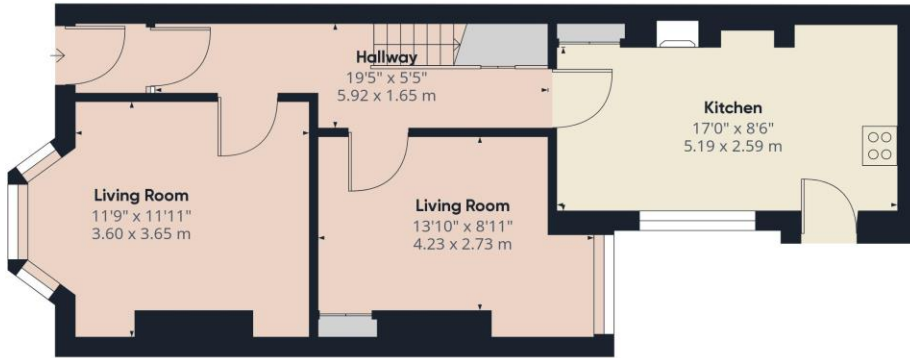
3 Egmont Road, Middlesbrough, TS4 2HT

TO VIEW: Tel: **01642 245796**

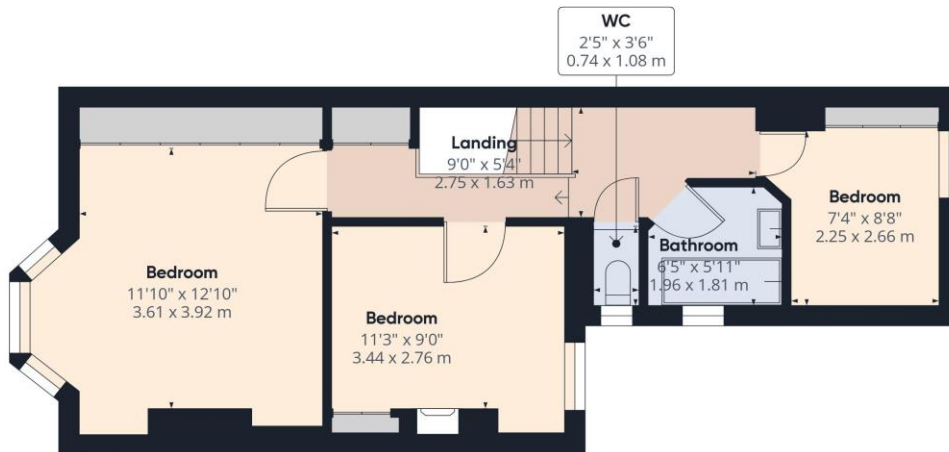
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Ground Floor



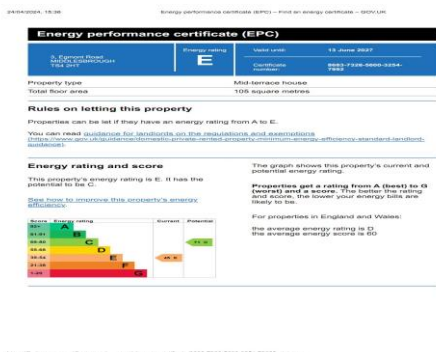
Floor 1

Approximate total area⁽¹⁾
1058.4 ft²
98.33 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.

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