

# CLARKE | MUNRO

ESTATE AGENTS

130 Meath Street, Middlesbrough, TS1 4RY



Price: £95,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- NO ONWARD CHAIN
- 3 BEDROOM MID TERRACE
- POPULAR TS1 AREA
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN AND BATHROOM
- COUNCIL TAX BAND A

## Property Description:

Clarke Munro welcome to the market this immaculately presented 3 bedroom mid terrace house. Benefits include gas central heating, double glazing and lovely fitted kitchen. The property briefly comprises of Entrance hall, lounge through to spacious dining room then onto the kitchen which has a range of matching units with space for appliances. The first floor has 3 bedrooms and Bathroom w/c with 3 piece suite. Externally is an enclosed rear yard and small forecourt to the front. An internal viewing is recommended to appreciate this property to its fullest. \*\*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\*\*

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TO VIEW: Tel: **01642 245796**

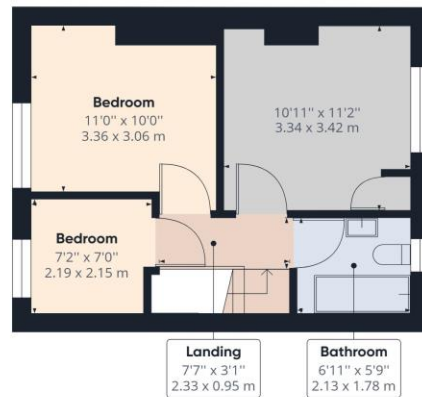
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



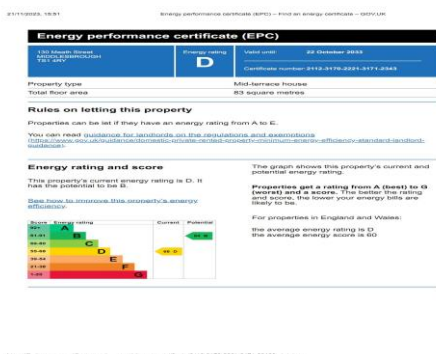
Floor 1

Approximate total area<sup>(1)</sup>  
835.59 ft<sup>2</sup>  
77.63 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.

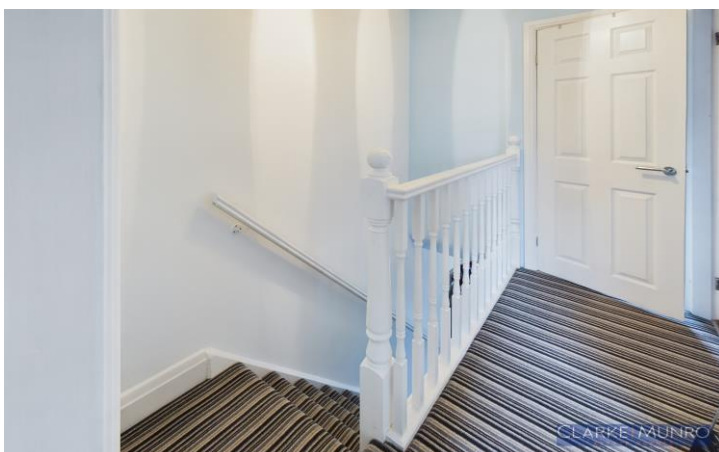
## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
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- 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.



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