

# CLARKE | MUNRO

ESTATE AGENTS

39 Stowe Street, Middlesbrough, TS1 4ND



Price: £77,000



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



## Key Features:

- Two bedroom
- Two reception rooms
- Rear yard
- Mid terrace house
- Middlesbrough town centre
- Council tax band A



## Property Description:

Offered for sale is this comfortable two bedroom terrace house situated within Middlesbrough town centre. Internally comprising: entrance hall, two separate reception rooms, kitchen and to the first floor two bedrooms and shower room w/c. Within close proximity to amenities, transport links and Teesside University. To the rear of the property is a private rear yard. Benefiting from Baxi boiler. \*\*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\*\*



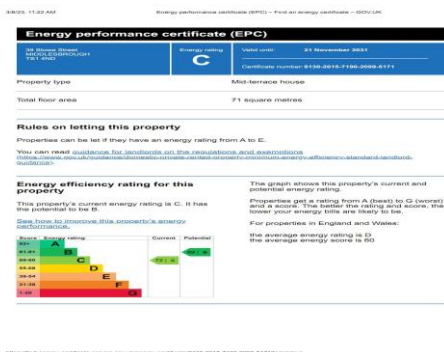
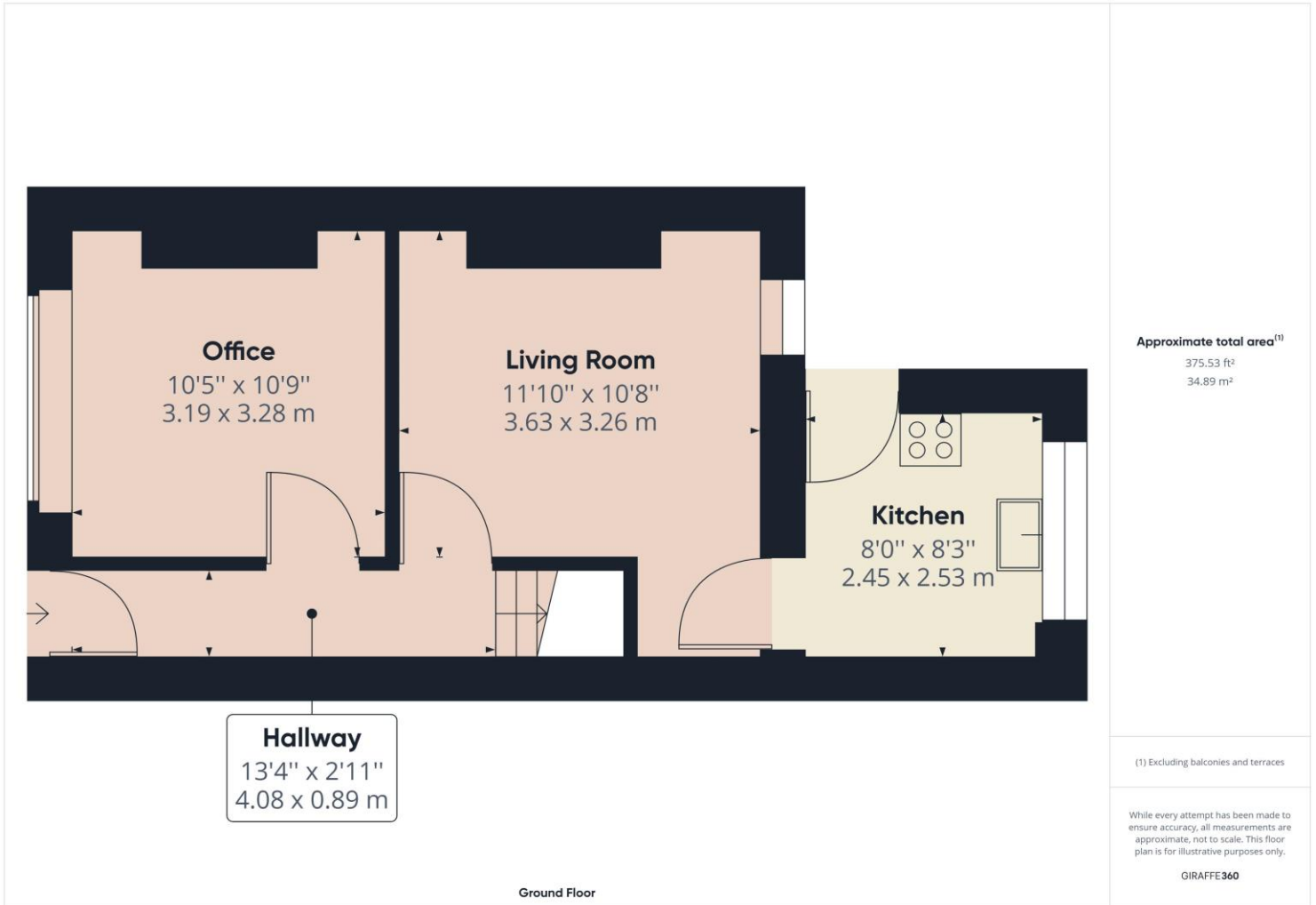
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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