

CLARKE | MUNRO

ESTATE AGENTS

4 Limber Green, Netherfields, Middlesbrough, TS3



Price: £85,000



01642 245 796
visit clarkemunro.com for details

4 Limber Green, Netherfields, Middlesbrough, TS3 0RF



Key Features:

- INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- 3 BEDROOMS
- GARDENS TO THE FRONT AND REAR
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Property Description:

Clarke Munro are delighted to offer to the market this three bedroom mid-terrace house which is offered for sale with no onward chain. An ideal purchase for a first time buyer or perfect as an investment, this property is set on a pleasant green space, with front and back gardens. The accommodation briefly comprises: entrance hall, lounge, dining kitchen with a range of wall and base units, three first floor bedrooms, a wet room and separate w/c. Benefitting from gas central heating via combi boiler, double glazing throughout. Easy to maintain gardens to the front and rear of the property. Handily located for bus routes, local schools and amenities. Early viewing advised to avoid disappointment.



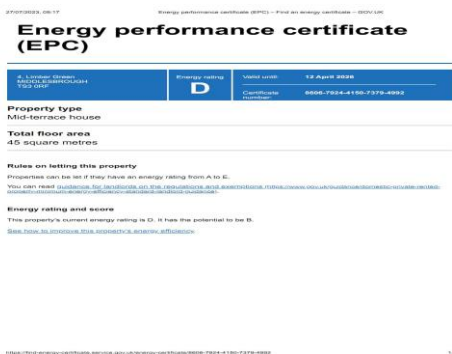
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TO VIEW: Tel: **01642 245796**

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 Clark 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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