

CLARKE | MUNRO

ESTATE AGENTS

32 Chester Street, Middlesbrough, TS1 4NW



Price: Offers in Excess
of £87,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- Four potential bedrooms
- No onward chain
- Close proximity to Teesside University
- Excellent investment opportunity
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Property Description:

Clarke Munro are pleased to offer for sale, this three bedroom property in great condition. The property will appeal to an investor or a first time buyer due to the proximity to Teesside University, Middlesbrough Town Centre and the amenities on Linthorpe Road. Comprising two reception rooms on the ground floor (one of which could double as a bedroom) with high ceilings and a kitchen to the rear and ground floor bathroom, externally is a enclosed yard. The first floor comprises two double- bedrooms and family bathroom. **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**



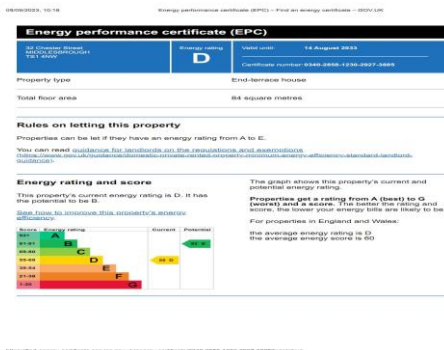
32 Chester Street, Middlesbrough, TS1 4NW

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 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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