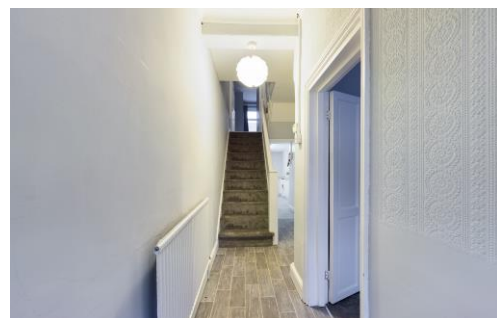


# CLARKE | MUNRO

ESTATE AGENTS

93 Princes Road, Middlesbrough, TS1 4BN



Price: Offers in Excess  
of £100,000



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



## Key Features:

- IDEAL INVESTMENT OPPOTUNITY
- 3 BEDROOMS
- MODERN INTERIOR THROUGHOUT
- CURRENTLY LET TO STUDENTS FOR £95 PPPW



## Property Description:

Clarke Munro are delighted to introduce this fantastic three bedroom, investment property located on a popular street in TS1. Benefiting from an immaculate interior, which has been refurbished and finished with a neutral and grey colour scheme throughout. Briefly comprising Entrance hall, lounge, ground floor bedroom, kitchen, inner lobby, ground floor bathroom. The first floor has 2 spacious bedrooms with useful office/snug room and w/c. Currently let to students at £95 per person per week including bills. \*\*Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information\*\*



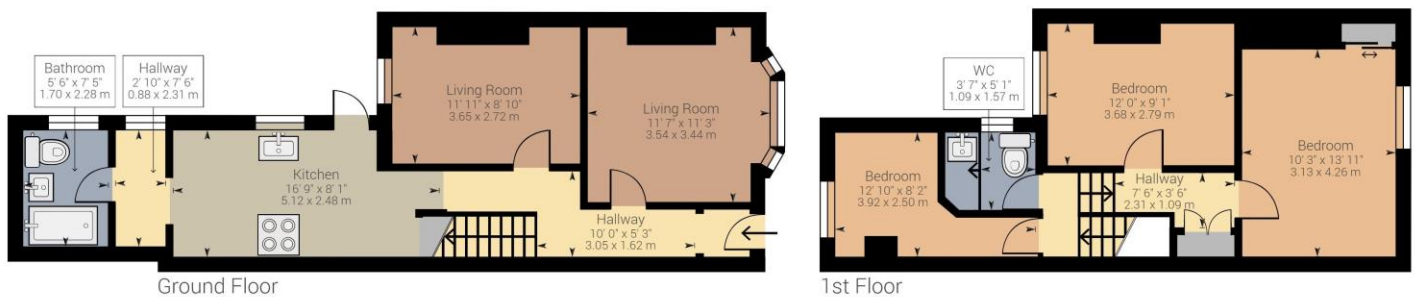
# 93 Princes Road, Middlesbrough, TS1 4BN

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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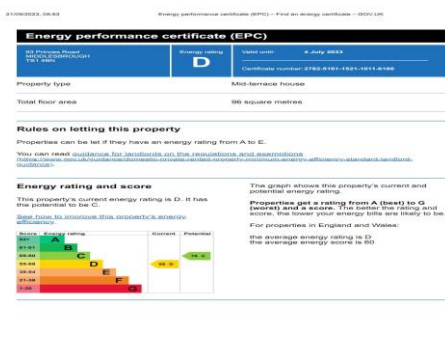
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Approximate net internal area: 888.45 ft<sup>2</sup> / 82.54 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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