

CLARKE | MUNRO

ESTATE AGENTS

64 Aire Street, Middlesbrough, TS1 4PG



Price: £75,000



01642 245 796
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Key Features:

- Two bedroom terrace house
- Well presented throughout
- Lounge opening into dining room
- Private rear yard
- No forward chain
- Freehold / Council tax band A



Property Description:

Clarke Munro are delighted to bring to the market this neutrally decorated and well cared for two bedroom terrace house situated in Middlesbrough town centre and offered with the advantage of no forward chain. The accommodation briefly comprises: entrance hall, lounge opening into dining room, kitchen with door accessing rear yard, two first floor bedrooms and bathroom w/c with white suite. Within close proximity to Teesside University campus, local amenities and bus routes. **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**



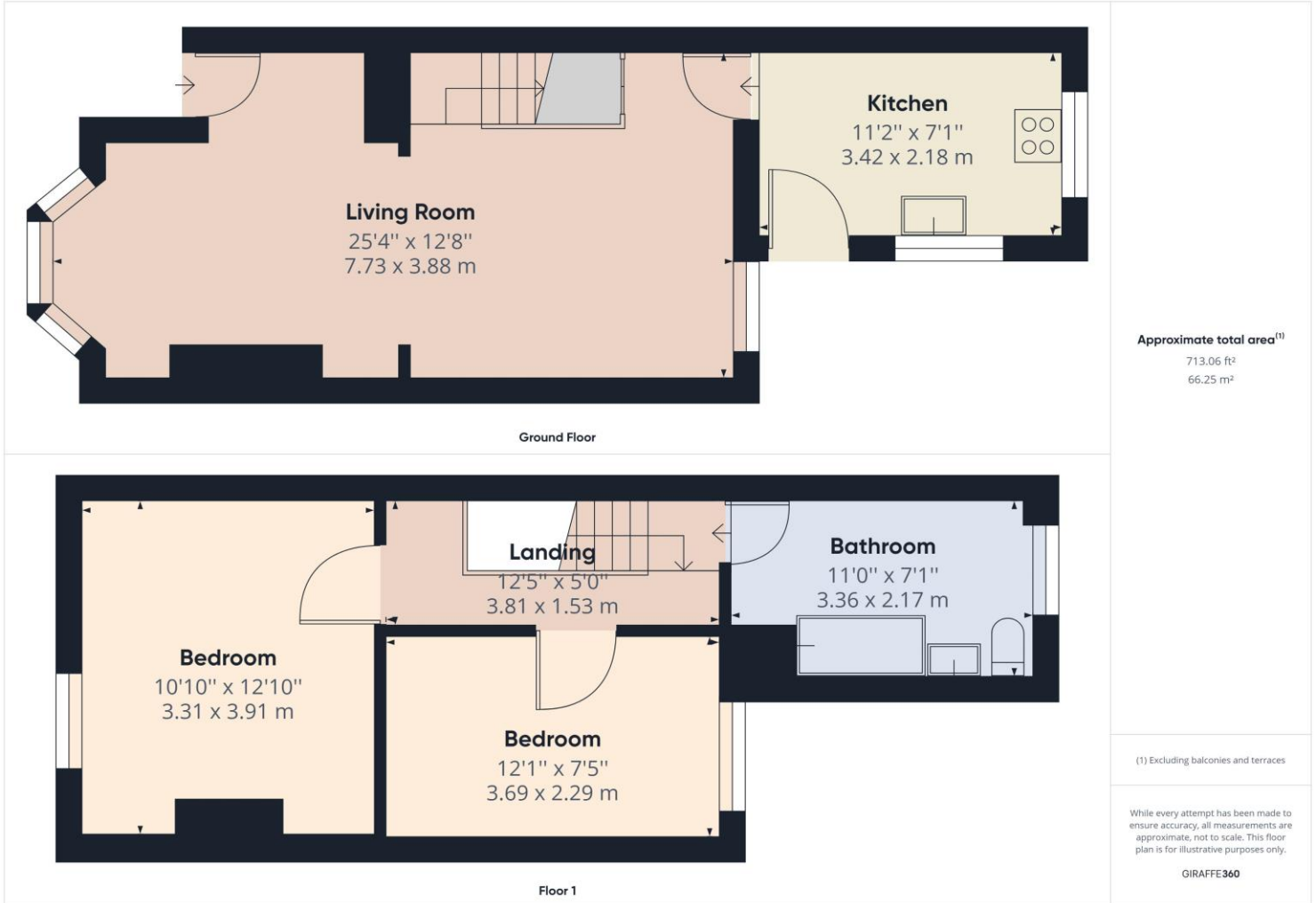
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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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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Entrance Hall

Double glazed entrance door, door into lounge.

Lounge / Dining

Double glazed bay window to front, radiator, fireplace, archway opening into dining area, staircase to first floor, radiator, double glazed window to rear, understairs cupboard, door into kitchen.

Kitchen

Wall & base units, roll edged laminate work surfaces, stainless steel sink unit with drainer unit, gas central heating boiler, built in electric oven & hob, space for appliances, double glazed window to rear & side, double glazed door to yard.

First Floor Landing

Doors off to all rooms, skylight, access to loft.

Bathroom

Comprising; bath with electric shower over, part tiled walls, clad walls, double glazed window to rear, low level w/c, sink unit, radiator.

Bedroom 1

Double glazed window to front, radiator

Bedroom 2

Double glazed window to rear, radiator.

Externally

Enclosed rear yard with walled boundaries, gated access to rear.

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