

CLARKE | MUNRO

ESTATE AGENTS

8 Grendon Walk, Middlesbrough, TS3 0AN



Price: £94,999



01642 245 796
visit clarkemunro.com for details



Key Features:

- Beautifully presented and greatly improved house
- Loft room accessed via fixed staircase
- Modern kitchen with hi-gloss units
- Private front and rear gardens
- Handily located for popular local schools
- Council tax band A / Freehold



Property Description:

Clarke Munro are delighted to bring to the market this beautifully presented and greatly improved house perfectly suited for first time buyers or families looking for more space. The smart exterior with imprinted concrete front with walled boundaries leads to an equally impressive interior that has carefully improved to provide a sleek, modern living space. The accommodation briefly comprises: entrance hall with built in storage cupboard and staircase to the first floor, lounge with french doors to the rear, cleverly designed kitchen to optimise storage with modern hi gloss units, spacious modern shower room w/c, two double bedrooms and accessed via the landing, is a fixed staircase to a useful loft room with Velux window and built in storage in the eves. To the rear of the property is a well kept garden, mainly laid to lawn with decking area - a great space for relaxation or play. Early viewing is advised to avoid disappointment.



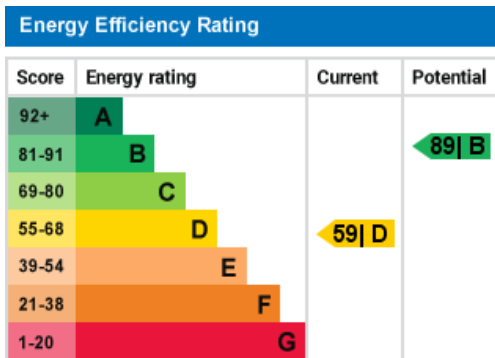
8 Grendon Walk, Middlesbrough, TS3 0AN

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.



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Entrance Hall

Double glazed entrance door with glass insert, double glazed window, staircase to first floor, built in understairs cupboard, radiator, door into lounge.

Lounge

Radiator, double glazed window to front, electric fire with surround, double glazed French doors to rear, vertical radiator, opening into kitchen.

Kitchen

With range of modern white hi gloss wall & base units, spaces for appliances, 1 1/2 bowl sink with mixer tap over, double glazed window to rear, roll edged laminate work surfaces, built in electric oven with 4 ring electric hob, extractor hood, tiled splashbacks.

First Floor Landing

Doors off to all rooms, staircase to loft room.

Bathroom

White three piece suite comprising; step in shower, low level w/c, sink unit, cladded walls & ceiling, double glazed window to rear, heated towel rail.

Bedroom 1

Two double glazed windows to front, radiator,

Bedroom 2

Double glazed window to rear, radiator.

Loft Room

Accessed via fixed staircase with Velux style window, built in storage to eaves.

Externally

Walled boundaries to front, low maintenance front garden with imprint concrete patio area. Private rear garden with fenced boundaries, mainly laid to lawn, decked area.

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