

CLARKE | MUNRO

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64 Gresham Road, Middlesbrough, TS1 4LN



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Price: £84,950



01642 245 796
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Key Features:

- Three bedroom mid-terrace house
- Middlesbrough town centre location
- For sale subject to existing tenancy agreement who currently pays £450 PCM
- Well presented throughout
- Double glazing & gas central heating
- Council tax band A



Property Description:

Clarke Munro offer for sale this three bedroom mid-terrace house which is offered for sale subject to existing tenancy agreement. Current tenant pays £450 PCM (please enquire for further information). Internally comprising, entrance hall, lounge, dining room, breakfast kitchen, bathroom and three bedrooms. To the rear of the property is a private enclosed yard. Benefitting from gas central heating and uPVC double glazing. Handily located for amenities, Middlesbrough town centre and transport links to the A66. ****Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information****



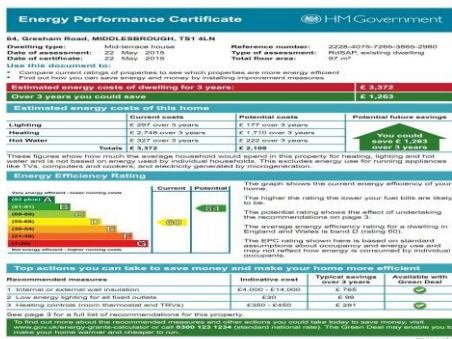
64 Gresham Road, Middlesbrough, TS1 4LN

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
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- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
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- 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, staircase to first floor, door into lounge.

Through Lounge / Dining Room

Double glazed bay window to front, radiator, opening into dining room with double glazed window to rear.

Dining Kitchen

With range of Shaker style wall & base units, roll edged laminate worktops, space for appliances, sink with mixer tap, double glazed window to side, central heating boiler, door to garage.

First Floor Landing

Doors off to all rooms, access to loft.

Bathroom

White three piece suite with low level w/c, double glazed window to rear, part tiled walls, bath with shower over, sink unit, radiator.

Bedroom 1

Double glazed bay window to front, radiator.

Bedroom 2

Double glazed window to rear, built in wardrobe.

Bedroom 3

Double glazed window to rear, radiator.

Externally

Garage

With roller door, door to rear yard.

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