

CLARKE | MUNRO

ESTATE AGENTS

83 Windleston Drive, Middlesbrough, TS3 0BN



Price: £87,500



01642 245 796
visit clarkemunro.com for details



Key Features:

- SPACIOUS 2 BEDROOM PROPERTY
- PERFECT INVESTMENT OPPORTUNITY OR FIRST TIME HOME
- VERY GENEROUS PLOT WITH BAGS OF POTENTIAL (SPP)
- GAS CENTRAL HEATING & DOUBLE GLAZING
- POPULAR RESIDENTIAL LOCATION

Property Description:

Clarke Munro offer for sale this two bedroom semi-detached house which is likely to appeal to first time buyers or investors alike. Sitting on a very generous plot, with fantastic scope to extend subject to planning permission. Within close proximity to James Cook Hospital and railway station, transport links and local schools. Internally comprising: entrance hall, lounge, kitchen, rear lobby with storage leading to large rear garden, two double bedrooms and family bathroom w/c. To the front of the property is a driveway and to the rear, a very generous, enclosed garden mainly laid to lawn. with greenhouse and paved area. *Detached garaged, which is believed to contain asbestos (subject to testing) will likely need removal and this is reflected in the asking price.* Early viewing advised to avoid disappointment.

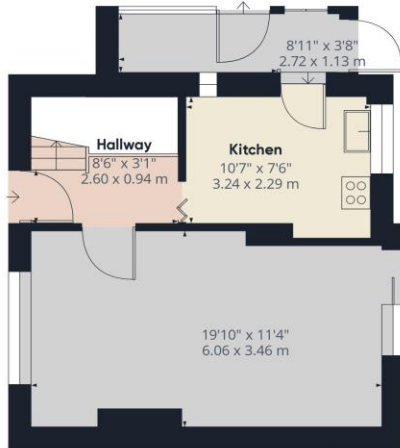
83 Windleston Drive, Middlesbrough, TS3 0BN

TO VIEW: Tel: **01642 245796**

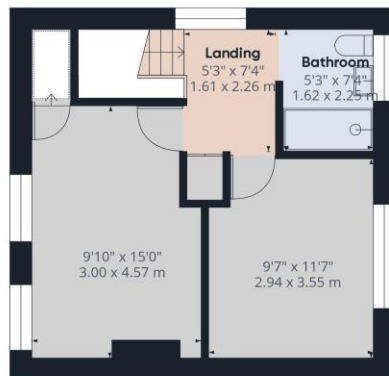
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Ground Floor



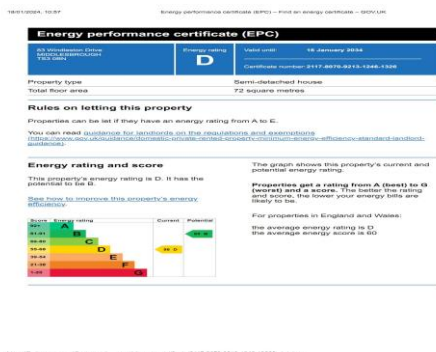
Floor 1

Approximate total area¹⁾
755.05 ft²
70.15 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

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