



## 54 Limetrees Close, Port Clarence, Middlesbrough, TS2 1SL

Offers Over: £60,000 To be advised

**3 Total Bedrooms | 1 Reception Room | 1  
Bathroom**



## 54 Limetrees Close, Port Clarence, Middlesbrough, TS2 1SL

Well presented and recently renovated, this modern terraced house offers a delightful home for a growing family. Featuring three bedrooms, this property boasts a contemporary design with an emphasis on space and comfort. The living area is perfect for entertaining guests or relaxing with loved ones, while the sleek kitchen is fully equipped with modern appliances. The property also benefits from a private garden, ideal for outdoor dining. Situated in a desirable location, close to



# 54 Limetrees Close, Port Clarence, Middlesbrough, TS2 1SL



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.