

# CLARKE | MUNRO

ESTATE AGENTS

57 Burlam Road, Middlesbrough, Middlesbrough,



Price: £225,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



57 Burlam Road, Middlesbrough, Middlesbrough, TS5 5AN



## Key Features:

- Detached bungalow
- Generous plot
- Two separate garages
- Deceptively spacious
- Indoor sauna
- Driveway for multiple cars

## Property Description:

Clarke Munro are delighted to offer for sale this truly unique and deceptively spacious three bedroom detached bungalow situated in the highly sought after residential area of Linthorpe. Situated on a generous plot with driveway for multiple cars, two detached garages (one at either side of the property) and a generous rear garden which boasts potential to extend further (subject to necessary planning). The deceptively spacious interior boasts an open plan living dining room which spans the full front of the property, flooded with natural light and features a log burner, two ground floor bedrooms, family bathroom with separate w/c, indoor sauna with built in seating, kitchen with a range of hi-gloss units, dining room, garden room and first floor bedroom accessed via fixed staircase with dressing area. Bungalows and detached properties are rarely available in the area so we would recommend viewing early to avoid disappointment.

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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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Approximate total area<sup>(1)</sup>

1896.03 ft<sup>2</sup>  
176.15 m<sup>2</sup>

Reduced headroom

138.94 ft<sup>2</sup>  
12.91 m<sup>2</sup>

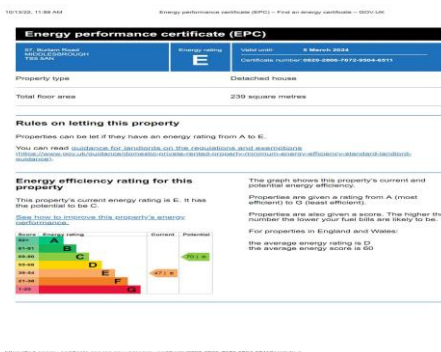


(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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.

## 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, doors off to all rooms, radiator.

## **Through Lounge Dining Room**

Two double glazed bay windows to front, feature brick fireplace, exposed beam ceiling, radiator.

## **Bedroom 2**

Built in wardrobes, radiator, double glazed window to side.

## **Bedroom 1**

Double glazed bay window to side, built in mirrored wardrobes, radiator.

## **Bathroom**

Double glazed window to rear, panelled bath with shower over from taps & glass screen, sink unit, part tiled walls, radiator.

## **Separate w/c**

low level w/c.

## **Sauna**

Built in seating area.

## **Rear Sitting Room**

Staircase to first floor, radiator, double glazed door with glass insert to side..

## **Kitchen**

With range of hi gloss wall & base units, roll edged laminate work surfaces, tiled brick effect splashback, four ring gas hob with electric oven & extractor hood over, sink unit with mixer tap over, space for appliances, double glazed window to side & rear.

## **Sun Room**

Double glazed windows to side & rear, double glazed French doors leading to garden.

## **First Floor**

### **Dressing Room / Wardrobe**

With built in wardrobes, double glazed window to rear.

### **Bedroom 3**

Six Velux style windows, built in wardrobes.

## **Externally**

To the front of the property is a paved driveway providing off road parking for multiple cars, walled & fenced boundaries with gravelled area. To the rear are two detached garages (one at either side of the property). Generous sized rear garden with lawn & patio area.



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