

# CLARKE | MUNRO

ESTATE AGENTS

9 Bayberry Mews, Linthorpe , Middlesbrough, TS5



Price: £95,000



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



## Key Features:

- NO ONWARD CHAIN
- SPACIOUS 2 BEDROOM APARTMENT
- 2 BATHROOMS
- ALLOCATED PARKING WITH SECURITY GATES
- WELL LOCATED FOR ALL LOCAL AMENITIES



## Property Description:

Clarke Munro are delighted to offer for sale this immaculate 2 bedroom apartment which benefits from no onward chain. Handily located for all local amenities and set on the first floor this lovely apartment comprises of Communal hallway, entrance hall, kitchen with a range of matching units and space for appliances, lounge with electric fire with door to balcony space, Master bedroom with fitted wardrobes and ensuite shower room, Bedroom 2 with wardrobes and main bathroom with three piece suite. Externally is allocated parking and security gates with entry fob. An early viewing is recommended to avoid disappointment.



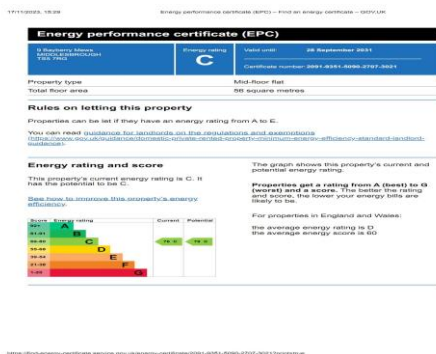
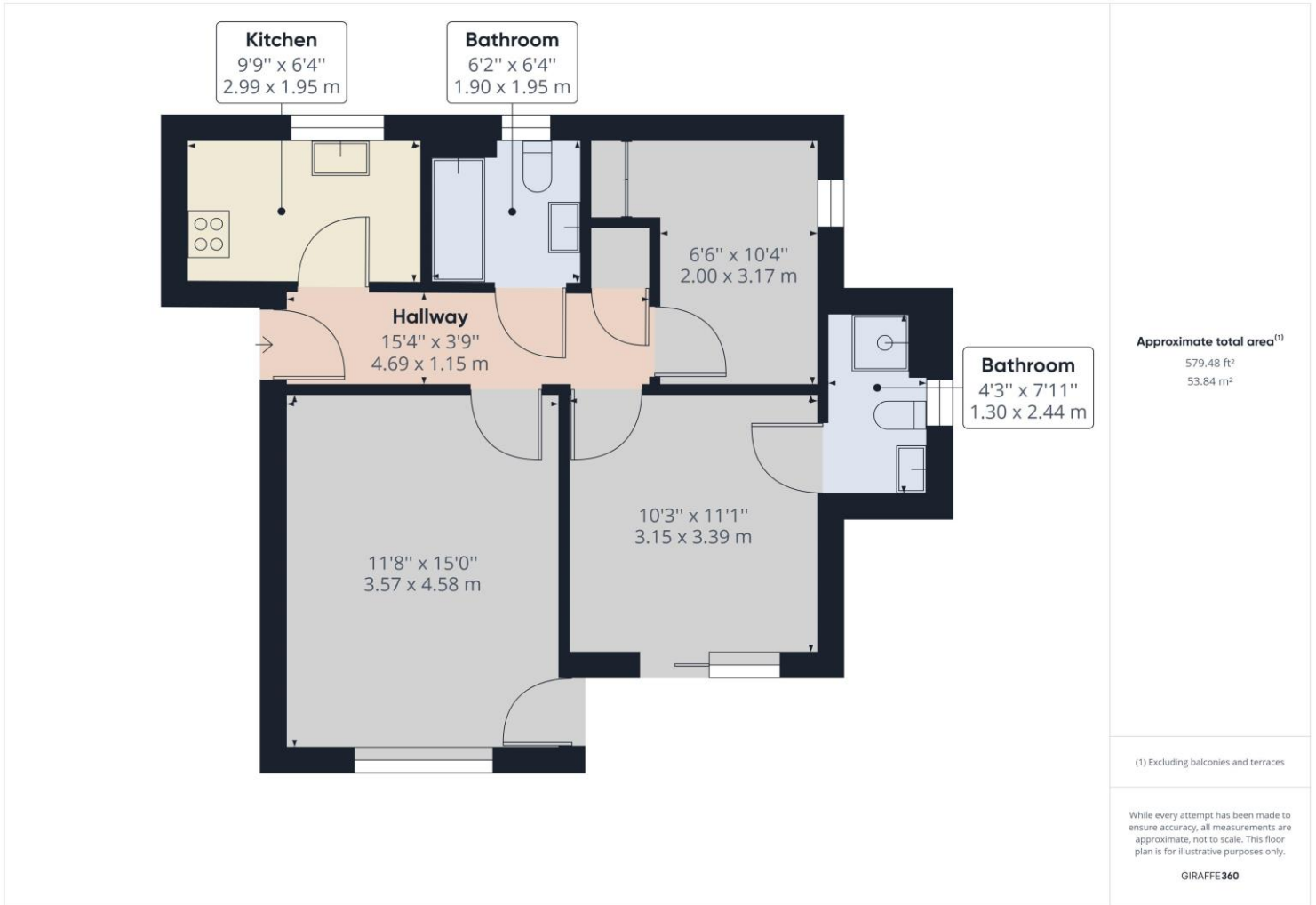
# 9 Bayberry Mews, Linthorpe , Middlesbrough, TS5 7RG

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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



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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## **Communal Entrance**

Entrance to flat.

## **Hallway**

Telephone intercom system, radiator.

## **Lounge**

Double glazed window to front, double glazed door leads onto balcony area, wall mounted radiator, fire surround with electric fire.

## **Kitchen**

Range of matching wall & base units, laminate work surfaces, stainless steel 1 1/2 bowl sink unit & drainer, integral electric oven, gas hob, double glazed window to side, tiled splashbacks, laminate flooring, boiler concealed in cupboard.

## **Bedroom 1**

Double glazed sliding patio doors open onto balcony, radiator, built in wardrobes.

## **En Suite**

Shower enclosure with mixer shower, folding glass shower door, close coupled w/c, sink in vanity unit, tiled splashbacks, shaver point, double glazed window to rear, extractor fan, radiator.

## **Bedroom 2**

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

## **Bathroom**

Three piece bathroom suite comprising; panelled bath, mixer shower over, double glazed window to side, close coupled w/c, pedestal wash hand basin with tiled splashbacks, radiator.

## **Externally**

Communal parking with electric remote controlled gates.

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