

CLARKE | MUNRO

ESTATE AGENTS

71 The Avenue, Linthorpe, Middlesbrough, TS5 6QU



Price: £275,000



01642 245 796
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Key Features:

- Extended & improved family home
- 5 double bedrooms
- Sought after Linthorpe location
- Beautifully presented
- MUST BE VIEWED !!



Property Description:

Situated on the highly sought after The Avenue in Linthorpe is this extended and greatly improved family home which boasts 3 reception rooms and 5 double bedrooms situated on a corner plot. The interior comprises entrance porch with built in storage, 2 spacious sitting rooms, dining room, breakfast kitchen which is fitted with a range of contemporary units, with some integral appliances and both quartz and solid oak work-surfaces, 5 double bedrooms, some with storage, and family bathroom w/c. Externally are front side and rear gardens, a driveway and garage. Perfectly suited for families looking for more space or potential buyers looking to move up in the property ladder. A great house in a fantastic location! Early viewing recommended to avoid disappointment.



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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area¹⁾
1243.43 ft²
115.52 m²

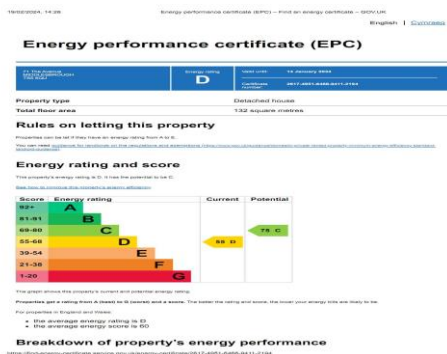
Reduced headroom
19.4 ft²
1.8 m²

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
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- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



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Entrance Porch

Double glazed entrance door with double glazed panel, tiled flooring, radiator, storage cupboard.

Lounge

Double glazed window to front, wooden fire surround with cast iron inset & granite hearth, electric fire, radiator, staircase to first floor, doors open into dining room.

Dining Room

Karndean flooring, radiator, French doors to rear garden, through to second sitting room.

Sitting Room

Double glazed French doors to front with double glazed windows either side, radiator, fire surround with marble inset & hearth, electric fire, through to kitchen.

Kitchen

Fitted with range of modern wall & base units in contrasting colours, granite work surfaces, ceramic sink with chrome mixer taps, integrated dishwasher, integrated wine cooler, space for Range cooker, space for fridge freezer, granite work surfaces & solid wood work surfaces, tiled splashbacks, extractor hood, column style radiator, LVT flooring.

First Floor Split Level Landing

Bedroom 2

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

Bedroom 1

Double glazed window to front, radiator.

Bedroom 3

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

Bedroom 4

Double glazed window to front, radiator, built in cupboard.

Bedroom 5

Double glazed window to front, radiator.

Bathroom

Three piece suite comprising; panelled bath with shower over & folding glass shower screen, close coupled w/c, pedestal wash hand basin, part tiled walls, chrome heated towel rail, storage cupboard, vinyl flooring, double glazed window to rear.

Externally

Gardens to front, side and rear mainly laid to lawn with patio area, established shrubs, trees & bushes provide a good degree of privacy.

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