

CLARKE | MUNRO

ESTATE AGENTS

75 Dorman Gardens, Linthorpe, Middlesbrough, TS5



Price: £95,000



01642 245 796
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Key Features:

- GROUND FLOOR FLAT
- 2 SPACIOUS BEDROOMS
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- INTEGRATED APPLIANCES
- HANDY LINTHORPE LOCATION
- COUNCIL TAX BAND C / LEASEHOLD



Property Description:

Clarke Munro are delighted to bring to market this exceptional 2 bedroom ground floor flat which has been improved and upgraded by the current owner to a high standard, Internally the apartment briefly comprises: communal entrance hall, flat entrance hall, lounge with bay window, kitchen with range of white hi gloss units with some integrate appliances. two double bedrooms - bed 1 has a walk in wardrobe- and family bathroom w/c. Handily located for transport links into Middlesbrough Town Centre & local amenities. Internal viewing is considered essential to appreciate this deceptively spacious apartment.



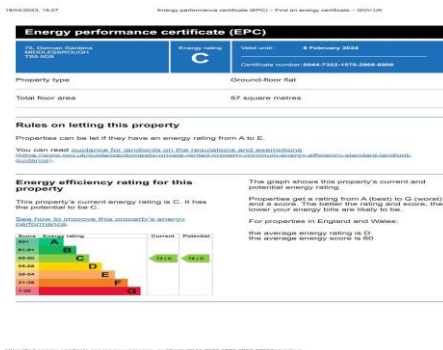
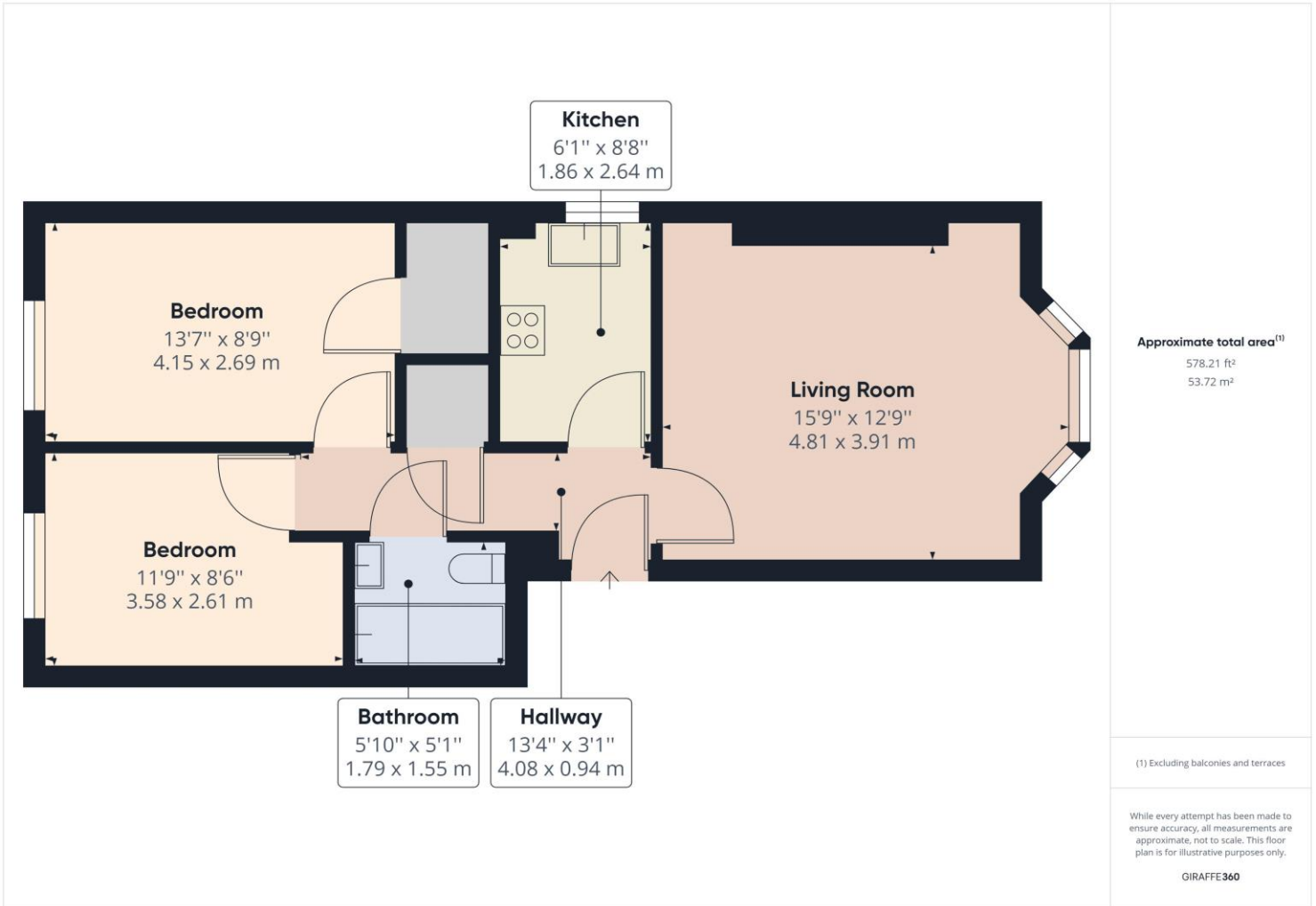
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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.



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Ground Floor

Communal Entrance Hall

The Apartment

Entrance Hall

Entry phone system, high gloss tiled floor, storage heater, built in storage cupboard, doors off to all rooms.

Lounge

Bay window to front aspect, wall mounted electric flame effect fire.

Kitchen

White high gloss modern kitchen with integrated washing machine & fridge freezer, integrated oven & hob with extractor hood over, sink unit & drainer with modern mixer tap & extendable hose, storage heater, high gloss tiled floor, tiled splashbacks.

Master Bedroom

Double glazed window to rear, storage heater, walk in wardrobe.

Bedroom 2

Double glazed window to rear, storage heater.

Bathroom

White three piece suite comprising; panelled bath with electric shower over & glass shower screen, wash hand basin, close coupled w/c, part tiled walls, tiled flooring, extractor fan.

Externally

Allocated parking space.

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