

# CLARKE | MUNRO

ESTATE AGENTS

Flat 4, 1, Cornfield Road, Linthorpe, Middlesbrough,



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Price: Offers in Excess  
of £60,000



01642 245 796  
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# Flat 4, 1, Cornfield Road, Linthorpe, Middlesbrough, TS5



## Key Features:

- NO ONWARD CHAIN
- POPULAR LINTHORPE LOCATION
- PARKING AND COMMUNAL GARDENS
- LOTS OF BUILT IN STORAGE
- 1 DOUBLE BEDROOM
- BATHROOM WITH WHITE 3 PIECE SUITE



## Property Description:

Clarke Munro are delighted to offer this rare opportunity to purchase this delightful second floor flat, situated on this ever popular location and suited to a variety of potential purchasers. The property offers: communal entrance with staircase to first floor and access to the flat, a further staircase to the hallway which has some excellent storage space and plumbing for the washing machine, lounge/dining room. Kitchen, bedroom and a bathroom. Gas central heating system. Parking to the front of the property and communal garden to the rear. We strongly recommend an early internal inspection. The lease was 125 years starting from 2017, Ground rent is £50 per annum and buildings insurance was £622 for the last year.



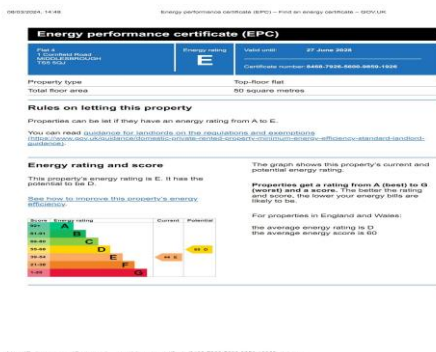
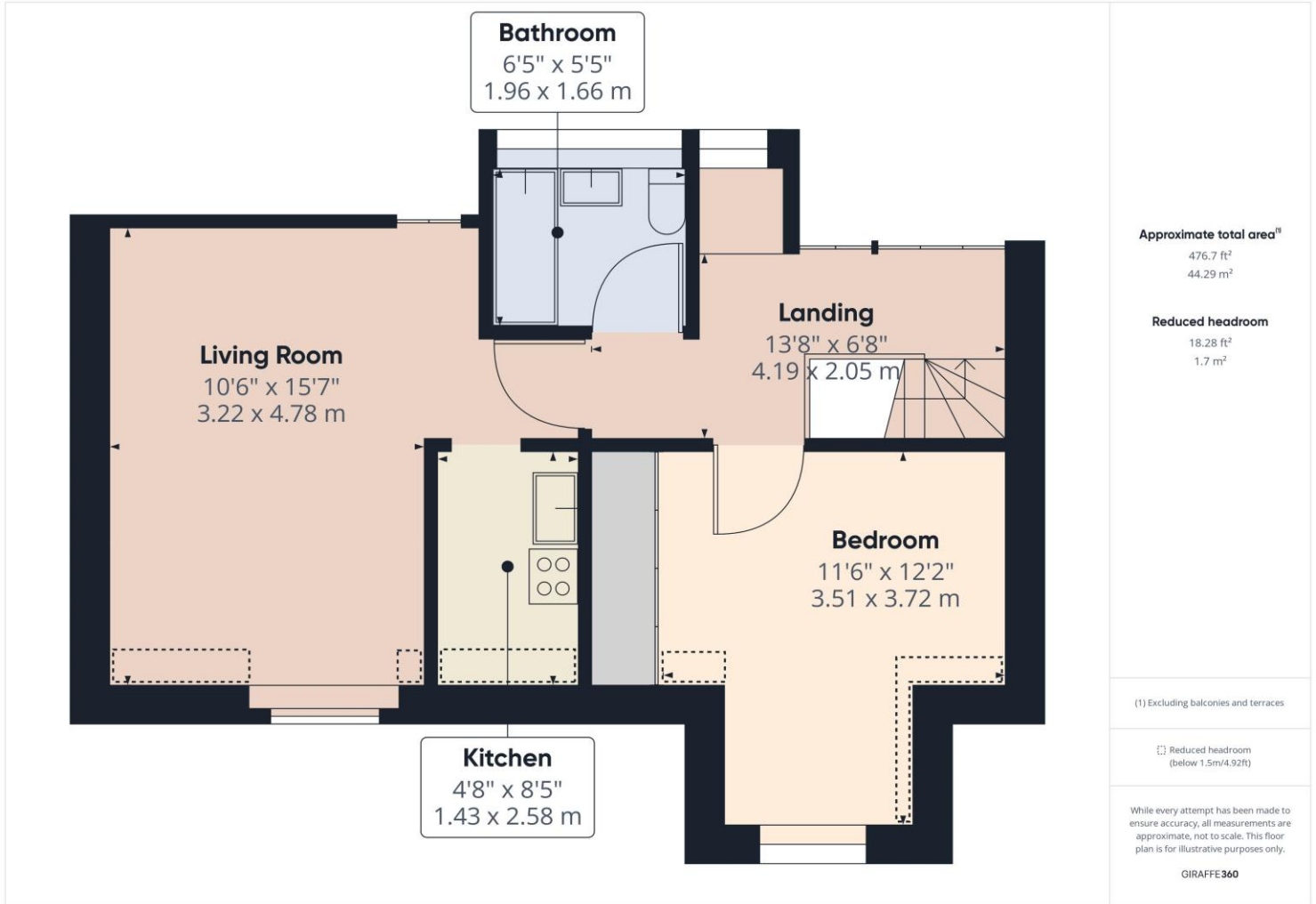
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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

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## 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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