

CLARKE | MUNRO

ESTATE AGENTS

45 Lambeth Road, Linthorpe, Middlesbrough, TS5



Price: £135,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- 3 BEDROOM MID TERRACE
- POPULAR LINTHORPE AREA
- BREAKFAST KITCHEN
- GARDENS FRONT AND REAR
- NEUTRAL DECOR THROUGHOUT
- CALL CLARKE MUNRO ON 01642 245 796 TO VIEW



Property Description:

Clarke Munro bring to the market this spacious three bedroom mid terrace property in the popular Linthorpe area. To be sold with or without the current tenant, this property has been well maintained throughout, and is well located for schools and other amenities. Internally briefly comprising of entrance hall, lounge through to rear sitting/dining room. Breakfast kitchen with a range of matching wall and base units. The first floor has three bedrooms and Bathroom with white 3 piece suite. Externally the rear garden is enclosed and the front also has a small garden area.



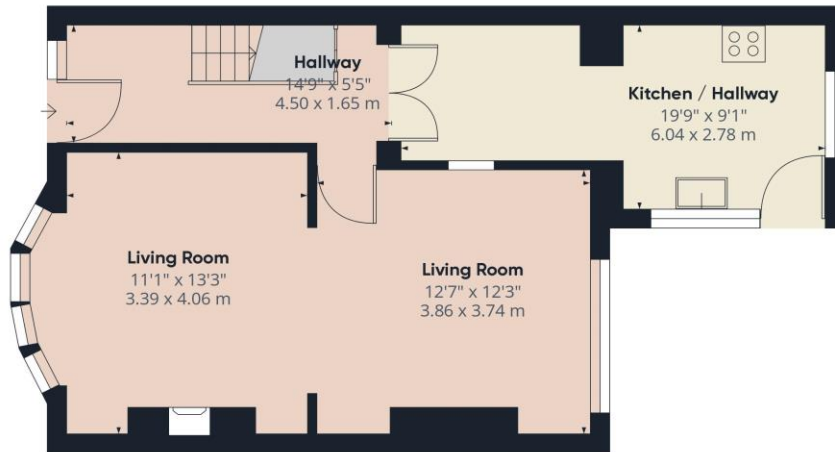
45 Lambeth Road, Linthorpe, Middlesbrough, TS5 6ED

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



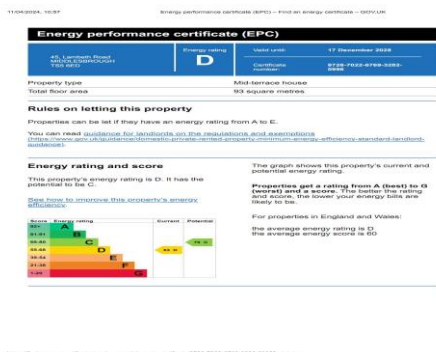
Floor 1

Approximate total area⁽¹⁾
987.73 ft²
91.76 m²

(1) Excluding balconies and terraces

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.



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.

45 Lambeth Road, Linthorpe, Middlesbrough, TS5 6ED



01642 245 796
visit clarkemunro.com for details