

CLARKE | MUNRO

ESTATE AGENTS

408 Linthorpe Road, Middlesbrough, TS5 6HF



Price: £125,000



01642 245 796
visit clarkemunro.com for details

Key Features:

- Investment opportunity
- Popular location on Linthorpe Road in Linthorpe village
- Currently split into three apartments and one unit previously used as a massage parlour
- Potential to be split into further residential apartments (subject to necessary planning)
- Two apartments occupied achieving £400 PCM
- Loft accessed via fixed staircase

Property Description:

Clarke Munro bring to the market this deceptively spacious building, with accommodation over two floors, which is currently split into various residential units and could be split further (subject to necessary planning), is likely to appeal to investors and property developers alike. Currently comprising: ground floor entrance, hallway and stairs to first floor with two treatment rooms, shower room and separate w/c (previously used as a commercial unit), landing which leads to two self contained mezzanine apartments (which are currently occupied at £400PCM per apartment) each with private shower room and built in kitchen areas, a further second floor large apartment with separate living room and bathroom with shower room and a loft accessed via fixed staircase which has potential to be converted into another apartment (subject to necessary planning). Situated on the popular Linthorpe Road area of Linthorpe Village, on a local bus route and close to local amenities in the village and Middlesbrough town center. Perfect investment opportunity for those looking to develop the building further (subject to necessary planning). Outdoor space included to the rear of the property. Please note this is leasehold property - please ask for further info regarding this or to view the lease documents.

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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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