

CLARKE | MUNRO

ESTATE AGENTS

Flat 4, 11 , The Crescent, Linthorpe, Middlesbrough,



Price: £60,000



01642 245 796
visit clarkemunro.com for details

Flat 4, 11 , The Crescent, Linthorpe, Middlesbrough, TS5



Key Features:

- FIRST FLOOR TWO BEDROOM FLAT
- NO ONWARD CHAIN
- GAS CENTRAL HEATING VIA COMBI BOILER
- POPULAR LINTHORPE LOCATION



Property Description:

Clarke Munro are delighted to introduce this wonderful two bedroom first floor flat located in an attractive period building in the popular TS5 area. Priced to reflect modernisation needed, the property consists of two bedrooms, a spacious reception room at the front with high ceilings and bay-window, kitchen with range of wall and base units, shower room with 4 piece suite. The property is heated with gas central heating via combi boiler. The property further benefits from communal off-street parking, a long lease and well-maintained communal area.



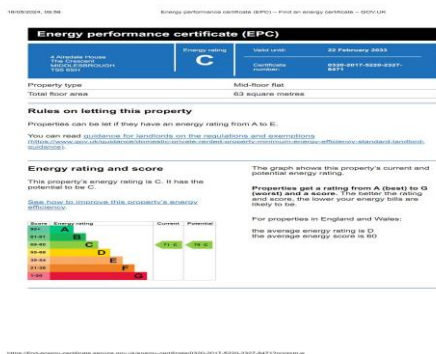
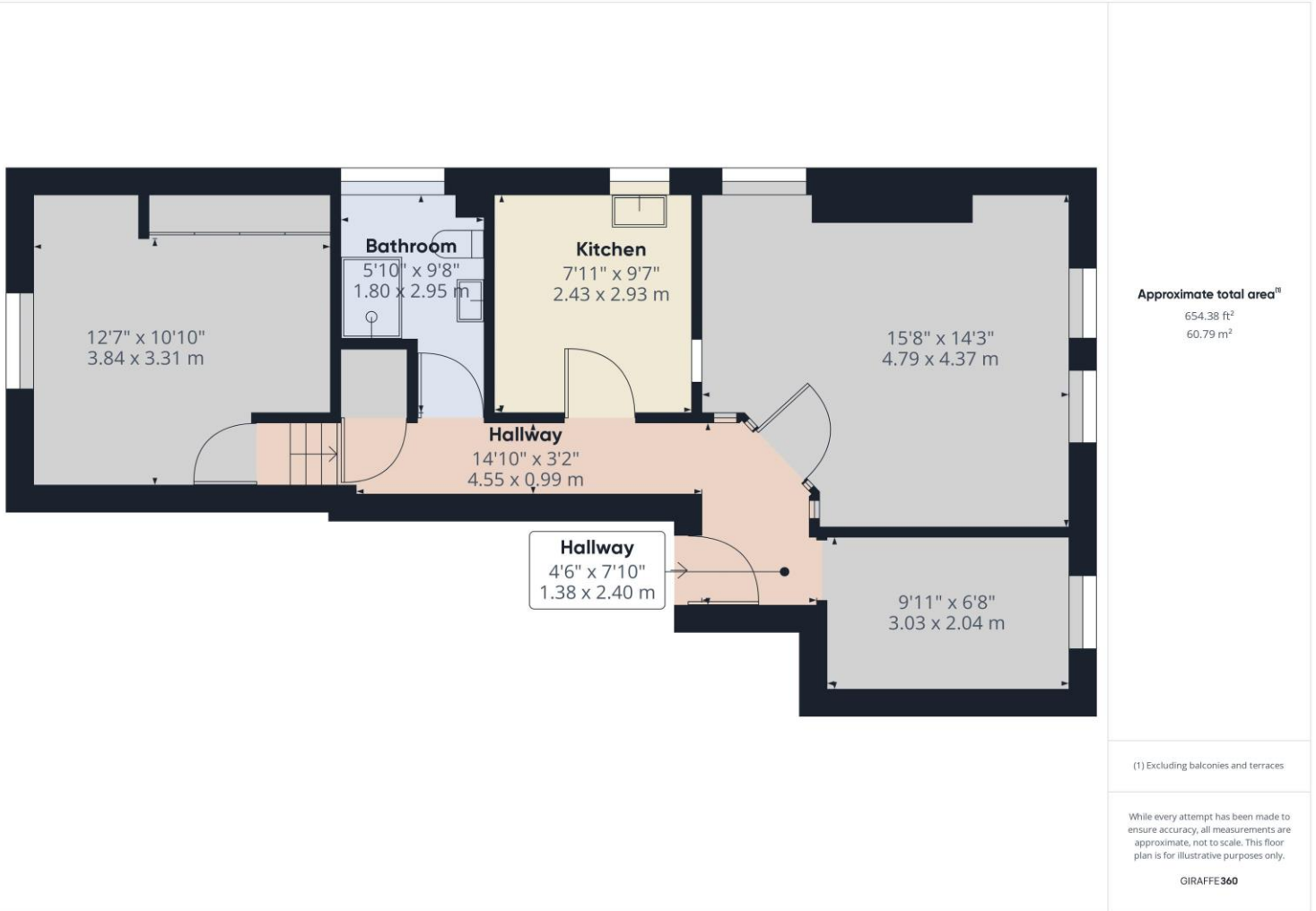
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TO VIEW: Tel: **01642 245796**

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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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