

# CLARKE | MUNRO

ESTATE AGENTS

49 Queens Road, Linthorpe, Middlesbrough, TS5 6EF



Price: £125,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- Recently used as 2 separate flats
- Ideal investment opportunity
- Great Linthorpe location close to schools
- Gas central heating with combi boiler
- Option to return to a 3 bed family home
- Viewing highly recommended

## Property Description:

This spacious property has until recently been used as two separate flats with the option to return to a three bedroom family home with a little work if required. It currently features a communal entrance door with private door to the ground floor flat which comprises: Lounge with Bay window, dining room with kitchen off, Bedroom and a bathroom. The first floor features a lounge/possible bedroom one, two further bedrooms, kitchen and a bathroom. There is a yard to rear with a external staircase to the first floor flat. Viewing is highly recommended to appreciate the options on offer. NOTE: There are two separate titles with 2 separate council tax accounts, one on each flat.

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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Performance Certificate		HM Government	
49a, Queens Road, MIDDLESBROUGH, TS5 6EF			
Building type:	Ground floor flat	Reference number:	8489-2872-7400-9181-16326
Date of assessment:	12 October 2019	Type of assessment:	RPD/2, existing dwelling
Date of certification:	18 October 2019	Total floor area:	89 m <sup>2</sup>
Use this document to:			
1. Find out how you can save energy and money by installing improvement measures.			
2. Estimate energy costs of heating for 3 years.			
Estimated energy costs of heating for 3 years		£ 2,034	
Over 3 years you could save		£ 673	
Estimated energy costs of this home			
Current costs	Potential costs	Potential future savings	
Lighting	£ 138 over 3 years	£ 138 over 3 years	£ 0 over 3 years
Heating	£ 1,468 over 3 years	£ 929 over 3 years	£ 539 over 3 years
Hot Water	£ 229 over 3 years	£ 203 over 3 years	£ 26 over 3 years
<b>Total</b>	<b>£ 2,034</b>	<b>£ 1,369</b>	<b>£ 665</b>
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on an average, cold air, daily fuel topped up, representative energy use for running appliances.			
Energy Efficiency Rating			
Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.	
D	C	The potential rating shows the effect of undertaking the recommendations on pages 8-9.	
The average energy efficiency rating for all dwellings in England and Wales is Band E (rating 69). The EPC rating shows how to improve the energy efficiency of your home. The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.			
Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. Install an external wall insulation	£1,000 - £12,000	£ 415	
2. Floor insulation (solid floor)	£2,000 - £30,000	£ 160	
To receive advice on what measures you can take to reduce your energy bills, visit <a href="http://www.energyefficiency.gov.uk">www.energyefficiency.gov.uk</a> or call 0800 542 0000.			

## 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:

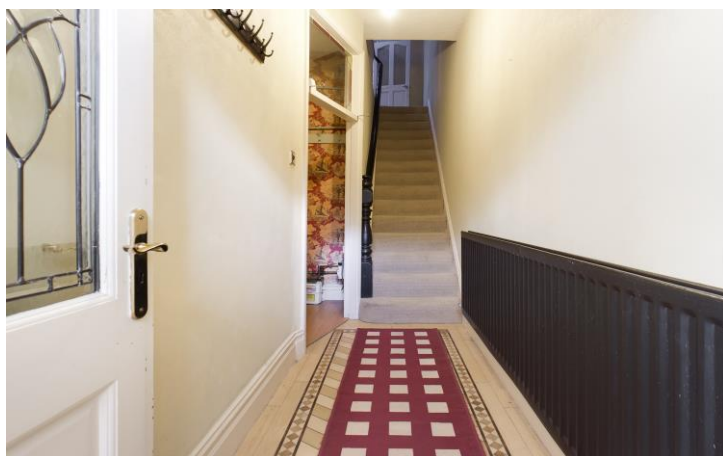
- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated 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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