

# CLARKE | MUNRO

ESTATE AGENTS

6 Marion Avenue, Linthorpe, Middlesbrough, TS5



Price: £145,500



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



# 6 Marion Avenue, Linthorpe, Middlesbrough, TS5 5JG



## Key Features:

- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- POPULAR RESIDENTIAL LOCATION
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- 



## Property Description:

Clarke Munro are delighted to offer this traditional 1930's built, bay fronted semi detached house enjoying a lovely cul-de-sac position within popular, established surroundings of Linthorpe. Benefitting from central heating & uPVC double glazed windows & exterior doors, the property briefly comprises of entrance hall, front lounge, rear sitting/dining room, kitchen which is fitted with a range of matching wall and base units, two bedrooms & shower room/w.c. Externally are gardens to the front & rear



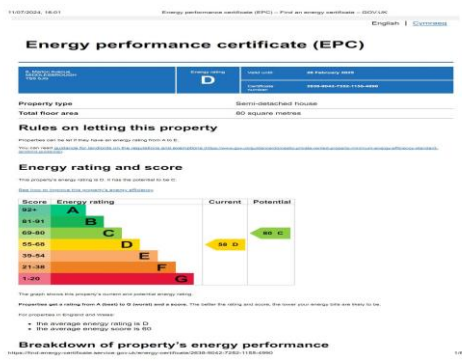
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TO VIEW: Tel: **01642 245796**

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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