

# CLARKE | MUNRO

ESTATE AGENTS

67 Lambeth Road, Linthorpe, Middlesbrough, TS5



Price: £154,995



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





## Key Features:

- THREE BEDROOM END OF TERRACE PROPERTY
- USEFUL LOFT SPACE ACCESSED VIA FIXED STAIRCASE
- MODERN FITTED KITCHEN WITH SOME INTEGRAL APPLIANCES
- ALL WEATHER REAR GARDEN WITH ASTRO TURF AND GARAGE
- FAMILY BATHROOM WITH 4 PIECE SUITE

## Property Description:

Clarke Munro are delighted to offer for sale this spacious three bedroom end of terrace property which has the advantage of useful loft space accessed via a fixed staircase. Situated in the popular residential area of Linthorpe, Close to all local amenities including school and transport links. Briefly comprising Entrance Hall, lounge through to dining room which opens straight into the kitchen which is fitted with a range of modern wall and base units with some integral appliances. The first floor has three bedrooms and a family bathroom with 4 piece suite. A further staircase leads upto useful loft space which can be versatile. Externally is an all weather rear garden with astro turf to the rear, with a garage which has light and power. An early viewing is recommended to avoid disappointment.

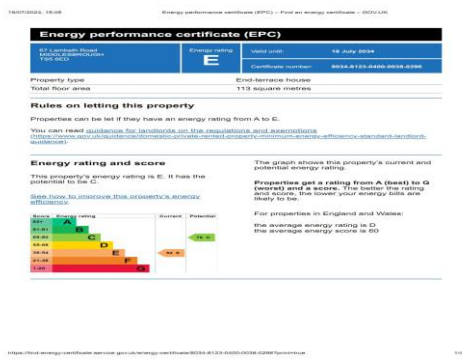
# 67 Lambeth Road, Linthorpe, Middlesbrough, TS5 6ED

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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