

CLARKE | MUNRO

ESTATE AGENTS

22 Emerson Avenue, Linthorpe, Middlesbrough, TS5



Price: £275,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- AMPLE DRIVEWAY AND PARKING LEADING TO SINGLE GARAGE
- 4 BEDROOMS AND USEFUL ATTIC SPACE
- 2 LARGE RECEPTION ROOMS
- RECENT DAMP PROOFING WORKS CARRIED OUT
- POPULAR TS5 LOCATION



Property Description:

Clarke Munro welcome to the market this fantastic family home in popular Linthorpe surroundings. The property has recently undergone some damp proofing works and comes with a guarantee and is also offered with immediate vacant possession. This property is ready made for family life, boasting two spacious reception rooms a generous hallway and four bedrooms with useful attic space. To the front of the property is off road parking for multiple cars and an enclosed southfacing rear garden offering a good degree of privacy. Internally the property briefly comprises of welcoming entrance hall, lounge, rear sitting room, good sized family dining kitchen leading to ground floor w/c. The first floor has four good sized bedrooms with family bathroom with white 4 piece suite and a further staircase leading to a useful attic space. A detached garage is also to the rear of the property. An early viewing is highly recommended to avoid disappointment.



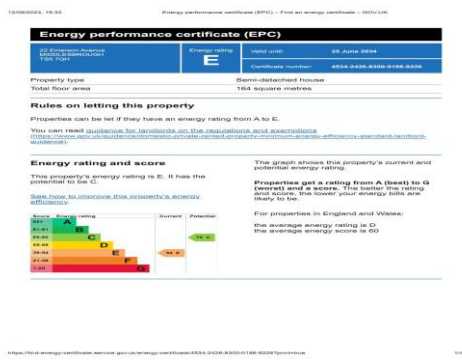
22 Emerson Avenue, Linthorpe, Middlesbrough, TS5 7QH

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.



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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