

# CLARKE | MUNRO

ESTATE AGENTS

23 Sycamore Road, Middlesbrough, TS5 6QX



Price: £239,950



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



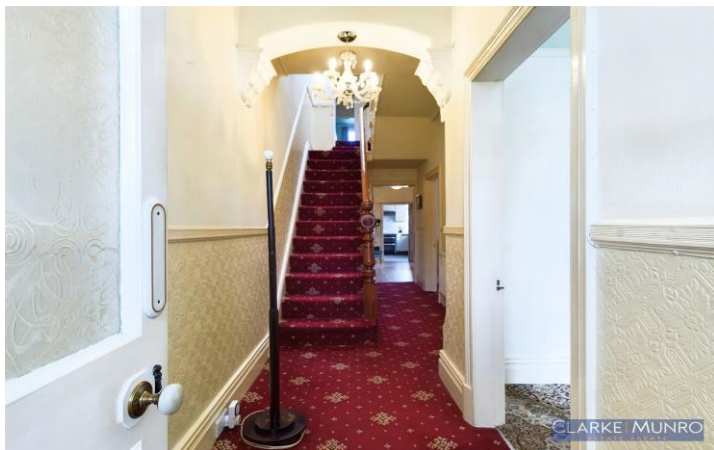
## Key Features:

- NO ONWARD CHAIN
- FOUR BEDROOM SEMI DETACHED HOUSE
- MASSES OF POTENTIAL
- THREE RECEPTION ROOMS
- MANY ORIGINAL FEATURES INC HIGH CEILINGS, FIREPLACES & BEAUTIFUL BAY WINDOWS
- PRIVATE FRONT AND REAR GARDENS



## Property Description:

Clarke Munro are delighted to bring to the market this grand sized four bedroom semi detached property situated in the ever popular residential area of Linthorpe. This majestic home comes with masses of potential and boasts various versatile rooms comprising: entrance hall, lounge with beautiful large bay window, sitting room, dining room, kitchen and utility/boot room. Moving onto the first floor you have a spacious landing, four bedrooms and a family bathroom. Externally you are met at the front with a hedge enclosed, private garden with driveway providing off road parking. To the rear you are spoiled with 2 brick built storage rooms, external wc and a good sized private garden. Benefitting from many original features with stunning high ceilings, bay windows and fireplaces and the added advantage of no onward chain, internal viewing really is considered essential to fully appreciate all that this property has to offer.



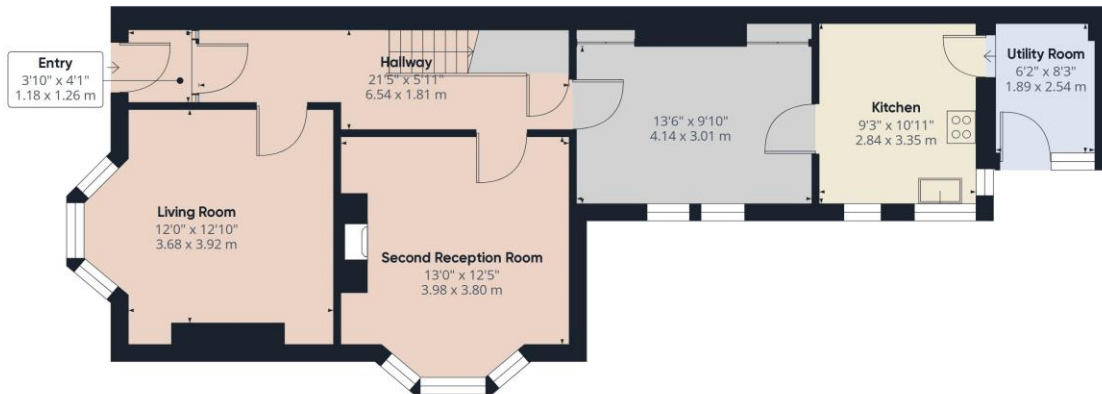
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TO VIEW: Tel: **01642 245796**

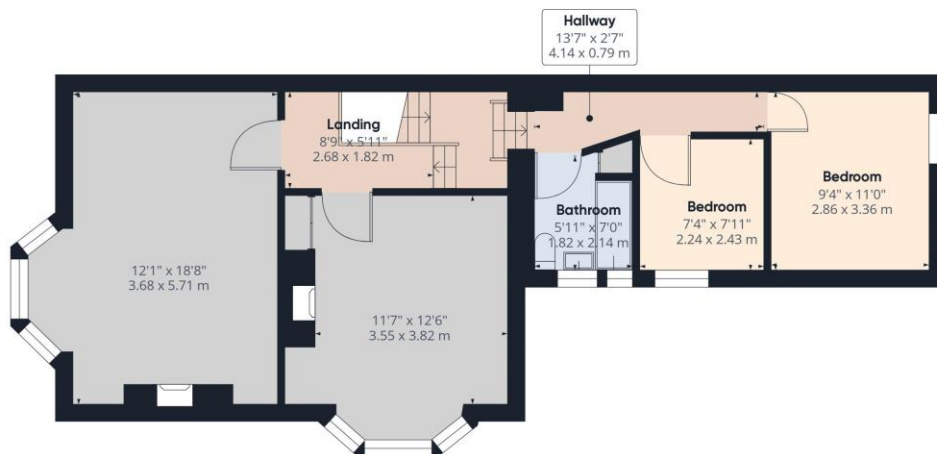
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

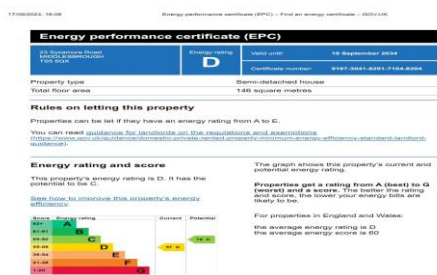
Approximate total area<sup>(1)</sup>  
1488.86 ft<sup>2</sup>  
138.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 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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