

# CLARKE | MUNRO

ESTATE AGENTS

23 Leinster Road, Middlesbrough, TS1 4RA



Price: £100,000



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



## Key Features:

- NO ONWARD CHAIN
- IDEAL FOR INVESTORS, FIRST TIME BUYERS OR FAMILIES
- THREE BEDROOM MID TERRACE HOUSE
- LOUNGE WITH BOX BAY WINDOW
- KITCHEN/DINER WITH FRENCH DOORS LEADING OUT TO A PRIVATE REAR YARD
- DOUBLE GLAZED & GAS CENTRALLY HEATED



## Property Description:

Clarke Munro are delighted to bring the the market this spacious three bedroom mid terrace property based in the heart of Linthorpe, close to local schools and shops and coming with the advantage of no onward chain. Benefitting from a forecourt style garden to the front and private enclosed rear yard. Internally the floorplan briefly comprises: entrance hall, lounge flooded with light from a box bay window, kitchen/diner with french doors leading out to a private rear yard, three bedrooms and family bathroom w/c. Neutrally decorated throughout and ready to move in, this property is worthy of the earliest viewing. To be sold as vacant possession.



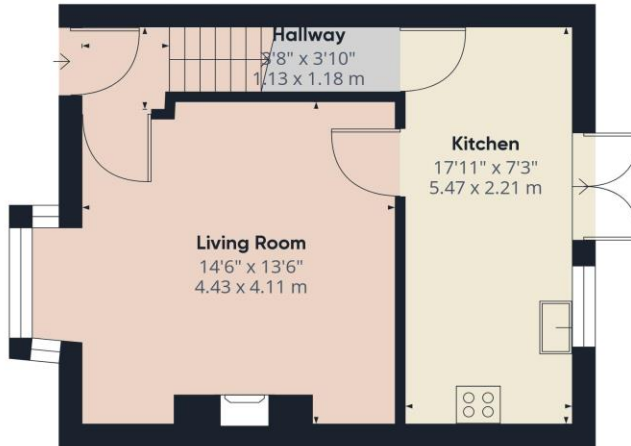
# 23 Leinster Road, Middlesbrough, TS1 4RA

TO VIEW: Tel: **01642 245796**

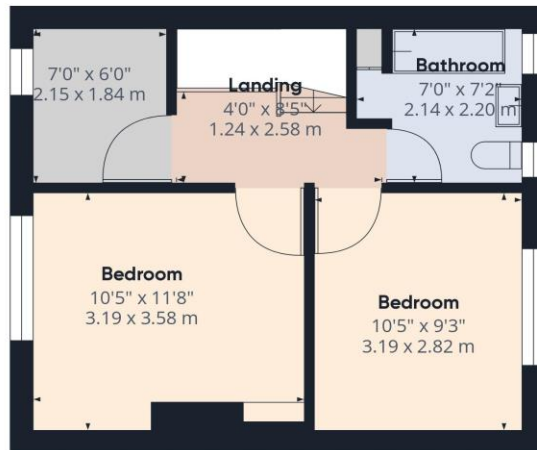
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

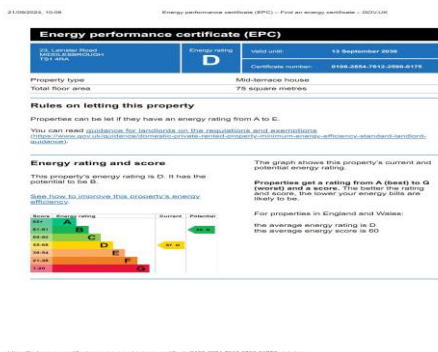
Approximate total area<sup>(1)</sup>  
704.93 ft<sup>2</sup>  
65.49 m<sup>2</sup>

(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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