

CLARKE | MUNRO

ESTATE AGENTS

48 Westwood Avenue, Linthorpe, Middlesbrough,



Price: £325,000



01642 245 796
visit clarkemunro.com for details

48 Westwood Avenue, Linthorpe, Middlesbrough, TS5 5PX



Key Features:

- FIVE BEDROOM VICTORIAN SEMI DETACHED PROPERTY
- MASTER BEDROOM WITH ENSUITE
- THREE RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- TENURE - FREEHOLD

Property Description:

Clarke Munro welcome to the market this Victorian Semi detached property built in 1908. Greatly improved by the current owners is this four bedroom semi-detached house on Westwood Avenue, must be viewed to be fully appreciated. The tasteful interior has been cleverly improved by the owners to maintain many original features whilst still giving 'ready to move straight in' living spaces. The generous interior briefly comprises: entrance porch with double glass paneled doors to the entrance hall with stairs to the first floor, lounge with bay window and gas fire, rear sitting room with gas fire, then onto the dining room which has french doors opening to the side patio along with cast iron fireplace. The kitchen is fitted with a range of matching wall and base units with several integral appliances. Next is the great utility room with ample storage and plumbing for the washing machine, This then opens out onto the south facing rear garden which is mainly laid to lawn with good sized patio area. The first floor bedrooms has three double bedrooms and an office room. The master bedroom has an ensuite which has been thoughtfully added with three piece suite. The family bathroom is fitted with a white suite built into

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TO VIEW: Tel: **01642 245796**

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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
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- 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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