

# CLARKE | MUNRO

ESTATE AGENTS

21 Phillips Avenue, Linthorpe, Middlesbrough, TS5



Price: £279,950



01642 245 796  
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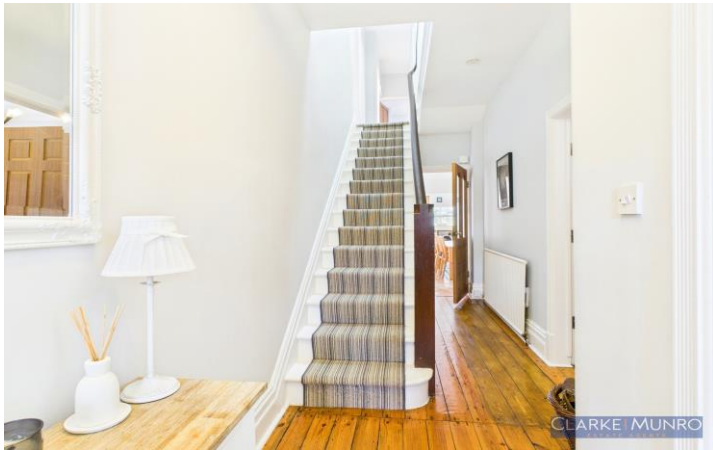


## Key Features:

- Amazing Victorian Property in The Sought After Linthorpe Area
- Four Bedrooms
- Family Bathroom & Ensuite Shower Room
- Two Reception Rooms & Dining Space
- West Facing Enclosed Garden
- Sought After Linthorpe Location

## Property Description:

Clarke Munro would like to welcome to the market this immaculately presented Victorian two-storey home designed with a perfect blend of elegance and comfort. This property boasts 4 spacious bedrooms, 2 well-appointed bathrooms, and an ergonomic floor plan that promotes a seamless flow throughout the house. The ground floor is well-planned with 2 living rooms each adorned with a beautiful fireplace, perfect for cosying up in the evening. An additional highlight is the dining area, where a marble fireplace is a prominent feature. The kitchen is well-equipped with a stove and has space for other necessary appliances and offers plenty of potential for the resident chef to work culinary wonders. The first floor houses all 4 bedrooms, invoking a soft homely feel. It also features 2 lavish bathrooms complete with bath and shower facilities, ideal for a relaxing soak after a long day. The fourth bedroom is being put to good use as a home office. Externally the lawned front garden is set back from the road and surrounded by trees and bushes, the rear is west facing, enclosed, and easy to maintain with lovely decked seating area and brick storage shed.



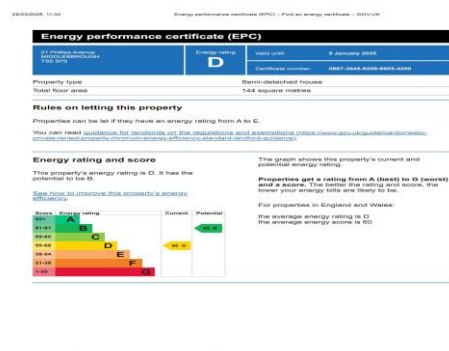
# 21 Phillips Avenue, Linthorpe, Middlesbrough, TS5 5PS

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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.

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## **Entrance Vestibule**

Entrance door into hallway.

## **Hallway**

To all rooms, staircase to first floor, exposed & treated floorboards

## **Lounge**

Bay window, original coving, radiator, exposed & treated floorboards, feature fireplace.

## **Rear Room**

Full length window to rear garden, feature original coving, feature fireplace, exposed & treated floorboards, through to breakfast room.

## **Breakfast Room**

Tiled flooring, radiator, feature fireplace, picture rail.

## **Kitchen**

Range of matching wall & base oak style units, wall mounted boiler, Range cooker, extractor fan, space for appliances, windows to side & rear, picture rail, stainless steel double sink unit & mixer tap, barn style door.

## **First Floor Landing**

Doors off to all rooms, original built in cupboard.

## **Master Bedroom**

Bay window to front, original coving, radiator.

## **Bedroom 2**

Double glazed window to rear, radiator.

## **En Suite Shower Room**

Large shower cubicle, tiled walls & flooring, close coupled w/c, sink built into vanity unit.

## **Bedroom 3**

Window to rear, radiator.

## **Bedroom 4**

(Currently used as an office), window to side, radiator, laminate wood effect flooring.

## **Family Bathroom**

Roll top free standing claw foot bath with chrome mixer taps & shower head, part tiled walls, wood effect laminate flooring, column style radiator, pedestal sink unit, window to side.

## **Separate W/C**

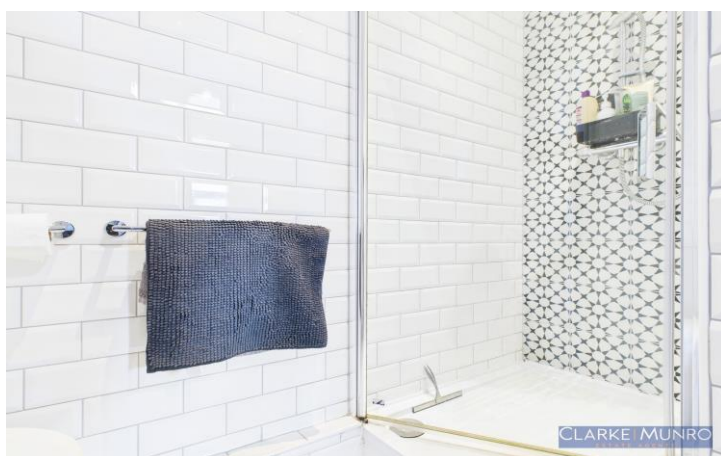
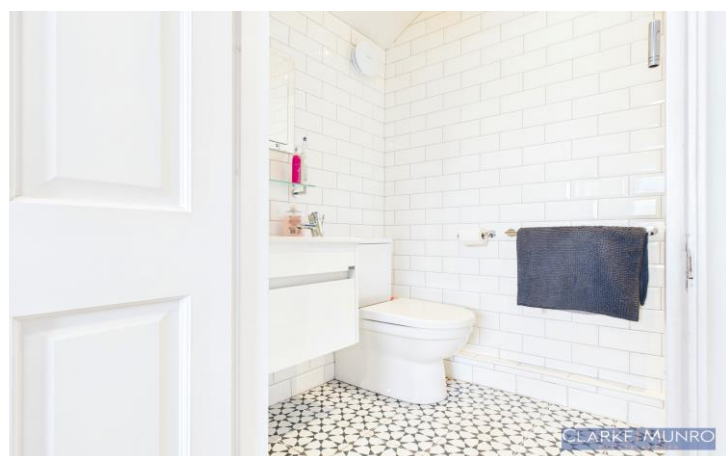
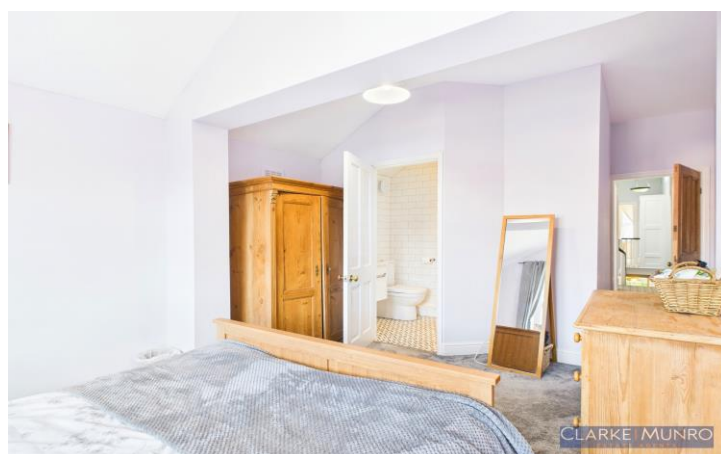
Tile flooring, close coupled w/c, window to side.

## **Externally**

Easily maintained front garden surrounded by hedges. Enclosed westerly facing rear garden, patio, gravel areas, brick built store.



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