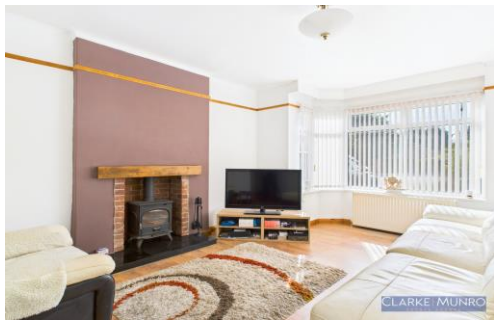


# CLARKE | MUNRO

ESTATE AGENTS

73 Emerson Avenue, Middlesbrough, TS5 7QJ



Price: £215,000



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



## Key Features:

- SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER LINTHORPE LOCATION
- EASY TO MAINTAIN GARDENS FRONT AND REAR
- LARGE GARAGE WITH ROLLER DOOR
- NO ONWARD CHAIN
- TENURE - FREEHOLD

## Property Description:

Clarke Munro are delighted to introduce this amazing semi-detached, three bedroom family home located on a very popular street in TS5. Benefitting from excellent condition throughout but with huge potential to modernise further, the ground floor comprises a entrance hall with high ceilings, two reception rooms to the front of the property. In addition a wonderful breakfast kitchen with range of matching units which leads to a useful utility space. An easy to maintain garden which has a side door access to a larger than average garage with electric roller door. The first floor consists of three well-proportioned bedrooms, a family bathroom with 3 piece suite. The property further benefits from off street parking for multiple cars, a garage and a mature front garden.

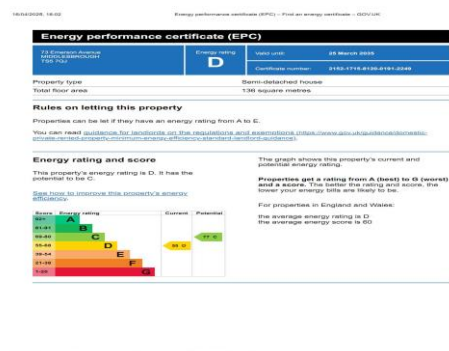
# 73 Emerson Avenue, Middlesbrough, TS5 7QJ

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://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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