

CLARKE | MUNRO

ESTATE AGENTS

59 The Avenue, Linthorpe, Middlesbrough, TS5 6QU



Price: £349,950



01642 245 796
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Key Features:

- BEAUTIFUL 5 BEDROOM SEMI DETACHED VICTORIAN PROPERTY
- MODERN CONTEMPORARY KITCHEN WITH INTEGRAL APPLIANCES
- BLOCK PAVED DRIVEWAY FOR MULTIPLE CARS
- MASTER BEDROOM IN THE LOFT SPACE WITH ENSUITE
- LOTS OF ORIGINAL FEATURES HAVE BEEN MAINTAINED
- TENURE -FREEHOLD



Property Description:

Clarke Munro are delighted to welcome to market this Charming Semi Detached Character Property, built in early 1900's, prominently positioned on "The Avenue" one of the most sought after and prestigious postcodes of the Linthorpe Conservation Area. Beautiful home is set over three floors offering a flowing layout filled with natural light and spacious accommodation perfect for a growing family. The ground floor comprises large through living room, sitting room, contemporary fitted hi gloss kitchen with some integral appliances, utility area and shower room/WC, to the first floor there are three double bedrooms and the fourth being a single. The family shower room has 3 piece suite with large shower enclosure. A further double bedroom is to the second floor and also has a newly fitted ensuite shower room. This impeccable property retains an array of original fixtures and fittings, wood spindle staircase, newel post and banister, ceiling coving and beautiful lincrusta wallpaper in the hall and lounge. The property benefits from double glazed windows and combination gas central heating, contemporary sanitary ware to all wash rooms, gas fires to lounge and sitting room, plenty of built in storage and tasteful décor throughout. Externally the property boasts a block paved driveway which leads to a large brick built double garage, one garage with an electric roller and then behind this a small garden area with pond and water feature. Desirable and sought after location offers easy access to road networks and transport links, short walk to the village for a choice of shops and local amenities, leisure facilities and local schooling are also within easy reach. **EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT!**



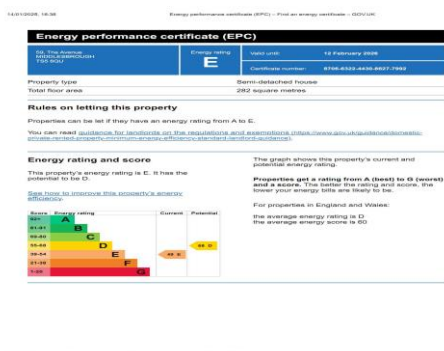
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TO VIEW: Tel: **01642 245796**

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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.

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Entrance Vestibule

Double glazed entrance door, radiator, triple glazed oak internal door leading into hallway.

Hallway

Leading to lounge & rear sitting room, radiator, wood spindled staircase to first floor with newel post & bannister. Lincrusta wallpaper.

Through Lounge

Double glazed bay window to front, double glazed French doors to rear, 2 x marble fireplaces with gas fires, dado rail, ornate ceiling coving, Lincrusta wallpaper.

Rear Sitting Room

Double glazed windows to side, coved ceiling, radiator, marble fireplace with gas fire, triple glazed internal door.

Kitchen

Fitted with range of Aubergine high gloss units, granite work tops & Cream High gloss units, integrated double oven, integrated fridge freezer, integrated gas hobs, integrated microwave and fridge, and two extractor fans, Karndean flooring, double glazed door to side.

Utility Area

Plumbing for washing machines.

Ground Floor Shower Room

Karndean flooring, three piece suite including close coupled w/c, pedestal wash hand basin, shower enclosure, tiled walls, double glazed window, radiator.

First Floor

Master Bedroom

Double glazed window to front, radiator, built in wardrobes with overhead cupboards. Facilitated with pipes for an ensuite

Bedroom 2

Double glazed window to rear, radiator, built in wardrobes with overhead cupboards. Facilitated with pipes for an ensuite

Bedroom 3

Double glazed window to rear, built in wardrobes with overhead cupboards.

Bedroom 4

Double glazed door to balcony, radiator.

Shower Room / Separate W/c

Comprising; shower enclosure, sink unit, Karndean flooring, tiled walls, central heating boiler enclosed within cupboard. Separate close coupled w/c, double glazed window to rear.

Second Floor Room / En Suite Shower Room

Accessed via fixed staircase, Double glazed window to front & double glazed velux window to rear. En suite shower room with three piece suite, tiled walls & karndeen flooring, double glazed velux window. Built in walk in double wardrobes.

Externally

To the front of the property is a block paved driveway providing parking for multiple cars. To the rear there are two large garages one with electric roller door, one with wrought iron gates. Small fenced area with feature pond

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