

# CLARKE | MUNRO

ESTATE AGENTS

61 Thornfield Road, Linthorpe, Middlesbrough, TS5



Price: £245,000



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





## Key Features:

- Spacious family home in one of Linthorpe's most desirable locations
- Three generous double bedrooms plus an additional versatile fourth bedroom/hobbies room
- Two large reception rooms – lounge with feature bay window & separate dining room

- Modern kitchen with extended family

## Property Description:

A Rare Opportunity in the Heart of Linthorpe – Substantial Family Home in Prime Location Clarke Munro thrilled to present this exceptional and deceptively spacious family residence, situated in one of Linthorpe's most sought-after locations. This much larger than average home has been lovingly maintained over the years and offers generous, flexible living space – perfect for a growing or extended family. Step inside and you'll immediately appreciate the well-proportioned layout, starting with a welcoming entrance porch and hallway. The spacious lounge/dining room features an elegant bay window, filling the room with natural light flooding all the way into the dining area which provides an ideal setting for formal meals or entertaining guests. The kitchen flows seamlessly into an additional family area – truly the heart of the home – offering an inviting space for everyday living and family gatherings. A conservatory to the rear enjoys views of the beautifully established garden, providing a peaceful retreat all year round and there's the added practicality of a great laundry room off the sun room. Upstairs, the spacious landing leads to two generously sized double bedrooms, a single bedroom



# 61 Thornfield Road, Linthorpe, Middlesbrough, TS5 5BZ

TO VIEW: Tel: **01642 245796**

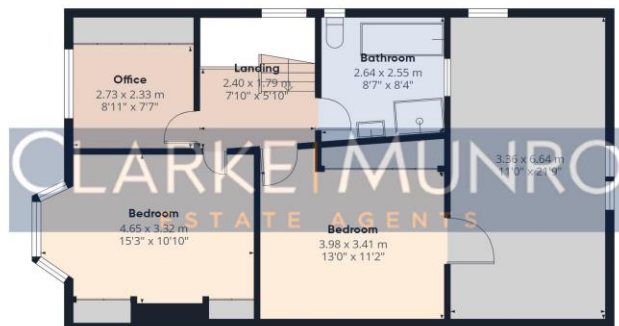
75-77 Borough Road, Middlesbrough, TS1 3AA

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

**CLARKE | MUNRO**  
ESTATE AGENTS



Ground Floor



Floor 1

**CLARKE | MUNRO**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>

165.4 m<sup>2</sup>

1780 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



# 61 Thornfield Road, Linthorpe, Middlesbrough, TS5 5BZ



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