

CLARKE | MUNRO

ESTATE AGENTS

42 Westwood Avenue, Linthorpe, Middlesbrough,



Price: £330,000



01642 245 796
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Key Features:

- Amazing Victorian Property in The Sought After Linthorpe Area
- Available With No Onward Chain
- 3 Double Bedrooms Each with Storage
- 3 Reception Rooms
- Sprawling South Facing Gardens and Driveway to the Rear
- Useful Exentded Garage/Studio and Potting Shed

Property Description:

Clarke Munro are delighted to introduce this simply stunning semi detached, three - bedroom family home, located on a very popular street in sought after Linthorpe. Properties of this quality rarely come to market and it benefits from a chain-free vendors position. Features include a larger than average plot with separate access from Weardale Grove, a private South facing rear garden with potting shed, garage/studio and paved patio area - Perfect for entertaining. The ground floor consists of two stunning reception rooms each with dual fuel burners, an incredible fitted kitchen with granite worksurfaces - wine cooler and range cooker to remain. To the rear there is an amazing sun room with velux windows and french doors allowing for lots of natural light, along with ground floor shower room w/c. To the first floor there are three double bedrooms each with storage and access to useful loft space via a fixed staircase. The family bathroom boasts a 4 piece suite with freestanding bath and shower unit with seat and radio. Externally is where this property really comes to life, The property opens out onto a beautiful patio area with wood store and raised planters then onto the Fairy house and sheltered seating area perfect for the autumn evenings. Then a very generous lawn area and small pond along with a pergola which is covered with grapevine and a very useful potting shed with light and power. The rolling driveway which is accessed from Weardale Grove is lined with various fruit trees and leads to the garage which has an electric roller door - It has been extended and could be used for many things. Only upon internal inspection will this property be truly appreciated.

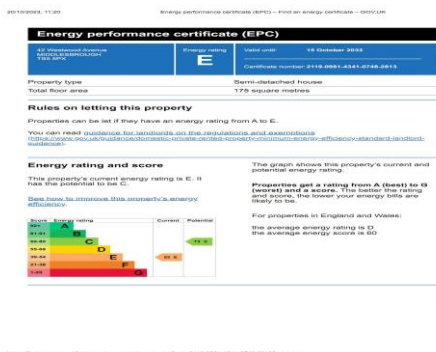
42 Westwood Avenue, Linthorpe, Middlesbrough, TS5 5PX

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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