

# CLARKE | MUNRO

ESTATE AGENTS

56 Maddren Way, Linthorpe, Middlesbrough, TS5



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Price: Offers in the  
Region Of £50,000



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

56 Maddren Way, Linthorpe, Middlesbrough, TS5 5BD



## Key Features:

- NO ONWARD CHAIN
- ONE BEDROOM GROUND FLOOR FLAT
- MODERN KITCHEN AND SHOWER ROOM
- POPULAR TS5 LOCATION



## Property Description:

Clarke Munro are delighted to bring to the market this modern one bedroom ground floor apartment in Linthorpe. Offering stylish interior throughout comprising; apartment Hallway, open plan Lounge/Kitchen, Kitchen with range of modern appliances, Bedroom, Bathroom with superb walk-in shower, lovely balcony area to enjoy outside living . Other benefits include double glazing and wood flooring throughout. The property is handily placed for Linthorpe village, Town Centre and good transport links to A66 and A19. To be sold with white goods included.



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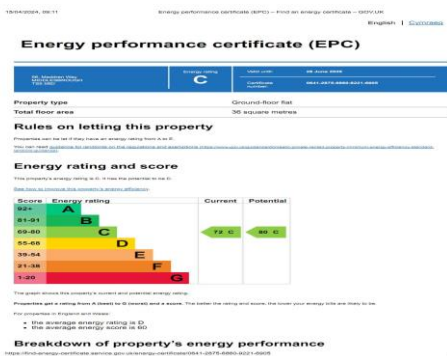
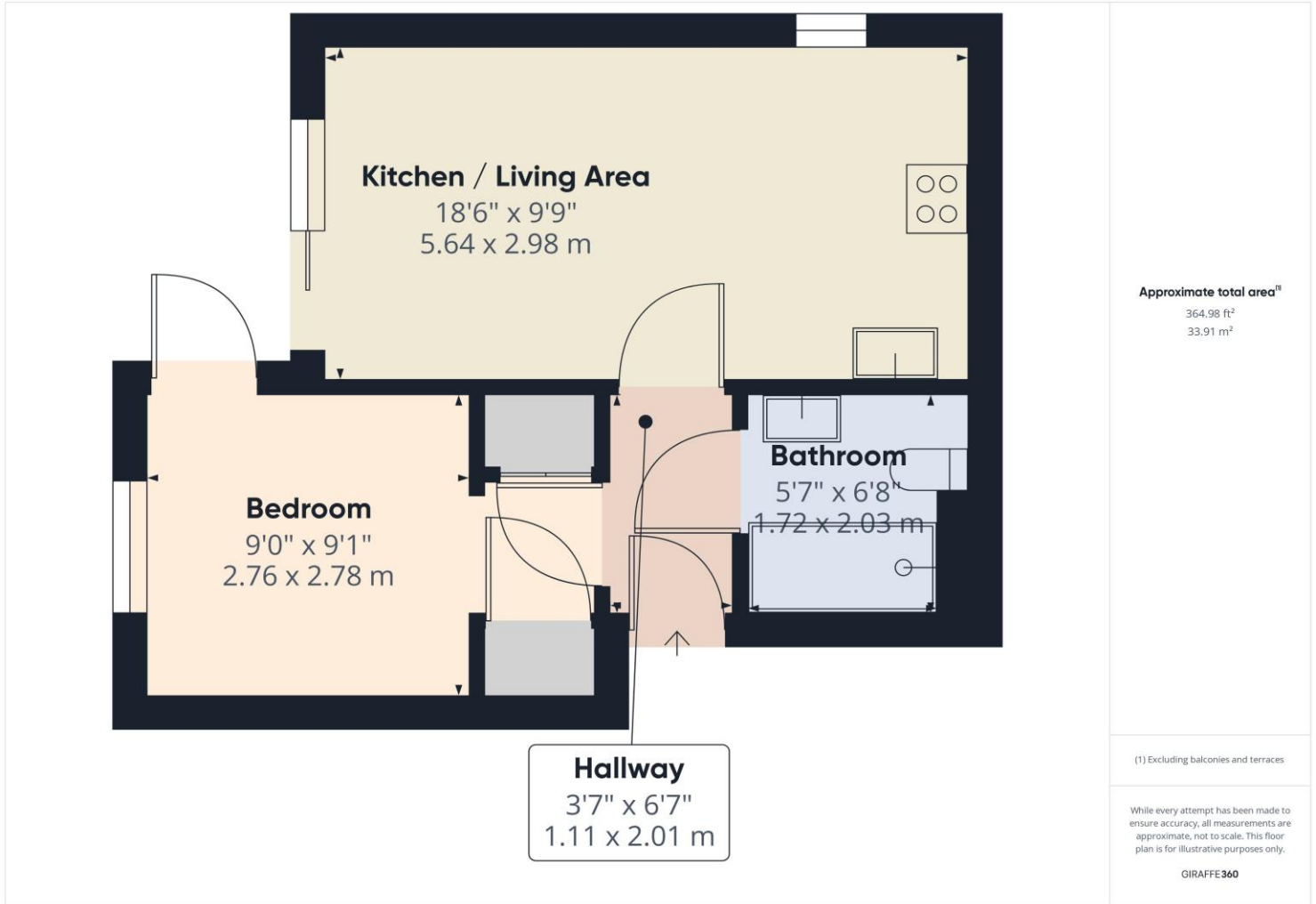
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TO VIEW: Tel: **01642 245796**

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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