

CLARKE | MUNRO

ESTATE AGENTS

6 Latham Road, Middlesbrough, TS5 6EH



Price: £100,000



01642 245 796
visit clarkemunro.com for details

6 Latham Road, Middlesbrough, TS5 6EH



Key Features:

- THREE BEDROOM MID TERRACE PROPERTY
- 2 RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- PRICED TO REFLECT MODERNISATION
- POPULAR TS5 LOCATION
-



Property Description:

Clarke Munro would like to welcome to market this spacious property, which is attractively priced to reflect the modernisation needed. Situated in the popular Linthorpe area, this property briefly comprises Entrance hall leading to Lounge opening into separate dining room. Kitchen with range of units. The first floor has three bedrooms and bathroom w/c. Externally a small forecourt front garden and a generous rear garden in need of some TLC. This property further benefits from partial double glazing and gas central heating. We anticipate high levels of interest on this property so an early viewing is recommended to avoid disappointment.



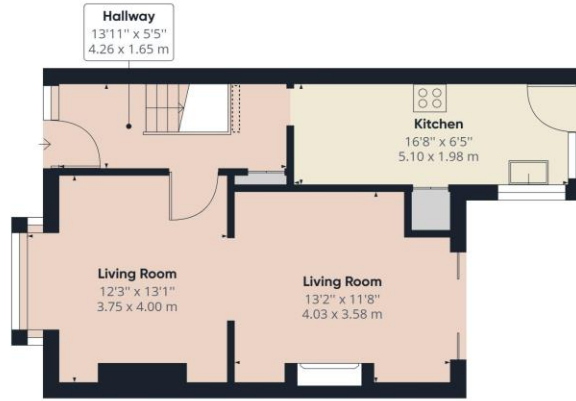
6 Latham Road, Middlesbrough, TS5 6EH

TO VIEW: Tel: **01642 245796**

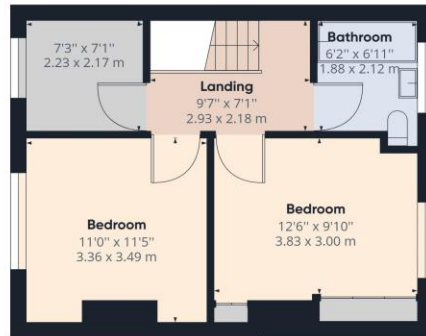
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

906.97 ft²
84.26 m²

Reduced headroom

1.54 ft²
0.14 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.



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