

# CLARKE | MUNRO

ESTATE AGENTS

8 Lichfield Road, Linthorpe, Middlesbrough, TS5



Price: £139,950



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



8 Lichfield Road, Linthorpe, Middlesbrough, TS5 6QA



## Key Features:

- Three bedroom semi-detached family home
- Huge potential to modernise and extend (STPP)
- South-facing garden
- Council Tax Band B
- Chain-free sale
- 

## Property Description:

Clarke Munro are delighted to introduce this wonderful unmodernised semi-detached family home located on an attractive street in TS5. Benefiting from huge potential to update and extend (STPP), the ground floor consists of two light and spacious reception rooms and a kitchen to the rear leading onto a south facing garden. Upstairs, three bedrooms and a family bathroom. The property further benefits from side access to the rear garden and a chain free sale.



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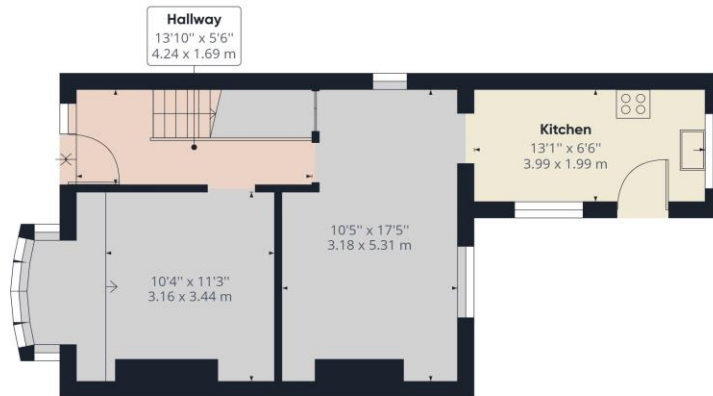
# 8 Lichfield Road, Linthorpe, Middlesbrough, TS5 6QA

TO VIEW: Tel: **01642 245796**

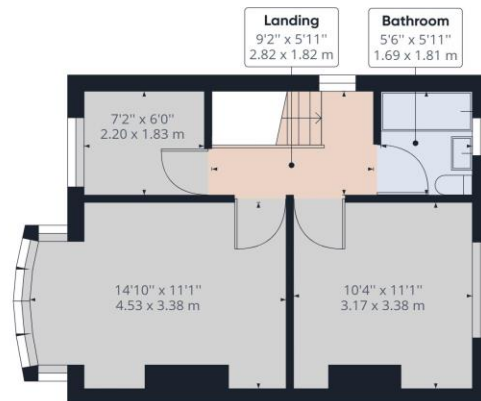
75-77 Borough Road, Middlesbrough, TS1 3AA

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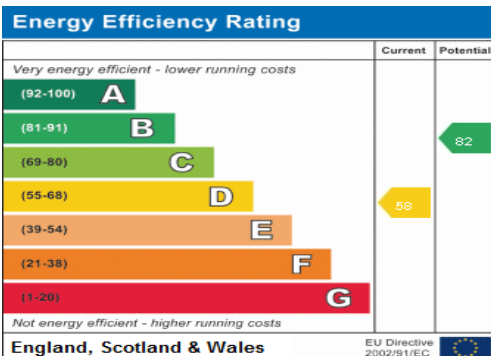
Approximate total area<sup>(1)</sup>  
864.90 ft<sup>2</sup>  
80.35 m<sup>2</sup>



(1) Excluding balconies and terraces

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 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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