

CLARKE | MUNRO

ESTATE AGENTS

53 Emerson Avenue, Linthorpe, Middlesbrough, TS5



Price: £199,950



01642 245 796
visit clarkemunro.com for details

53 Emerson Avenue, Linthorpe, Middlesbrough, TS5 7QJ



Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- POPULAR TS5 LOCATION
- USEFUL LOFT SPACE WITH FIXED STAIRCASE
- POTENTIAL TO MODERNISE
- EASY TO MAINTAIN GARDENS
- GARAGE AND DRIVEWAY



Property Description:

Clarke Munro are delighted to introduce this amazing semi-detached, three bedroom family home located on a very popular street in TS5. Benefitting from excellent condition throughout but with huge potential to modernise further, the ground floor comprises a grand entrance hall with high ceilings, a large reception room to the front and separate sitting room to the rear and small timber conservatory. In addition a wonderful extended kitchen / diner to the rear leading onto an immaculate easy to maintain garden. The first floor consists of three well-proportioned bedrooms, a family bathroom with 4 piece suite. A fixed staircase leads to useful loft space currently used as a office/hobby room. The property further benefits from off street parking for multiple cars, a garage and a mature front garden.



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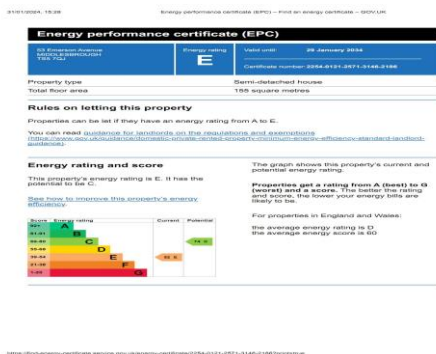
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TO VIEW: Tel: **01642 245796**

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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.

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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Entrance Hall

Double glazed entrance door with double glazed window to side, radiator.

Cloak Room

Close coupled w/c, extractor fan, wall hung wash hand basin.

Lounge

Double glazed bay window to front, radiator, wooden fire surround with inset & hearth, electric fire.

Rear Dining Room

Wooden surround with tiled inset & hearth, open fire, wooden French Doors lead to lean to conservatory, radiator.

Lean To Conservatory

Timber windows.

Breakfast Room

Double glazed window to side, radiator, opening into kitchen.

Kitchen

Range of matching wall & base units, vinyl flooring, laminate roll top work surfaces, built in electric oven & electric hob, spaces for other appliances, tiled walls, double glazed windows to side & rear, double glazed door to rear.

First Floor Landing

Double glazed window to side.

Bedroom 1

Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

Double glazed window to rear, built in cupboards, built in wardrobes, radiator.

Bedroom 3

Double glazed window to front, radiator, built in wardrobes.

Bathroom / Wet Room

White suite comprising; panelled bath with shower over, shower enclosure with electric shower & folding doors, pedestal wash hand basin, close coupled w/c, part tiled walls, vinyl flooring, double glazed window to side, extractor fan, radiator.

Loft Space

Velux windows, radiator.

Externally

Paved front driveway leading to single garage, grassed area. Block paved rear garden with side access to garage.

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