

CLARKE | MUNRO

ESTATE AGENTS

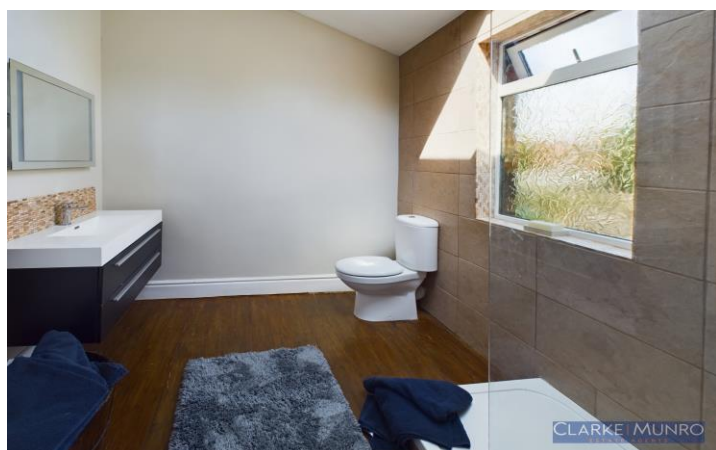
59 Oxford Road, Linthorpe, Middlesbrough, TS5 5DZ



Price: £240,000



01642 245 796
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Key Features:

- Three bedrooms - Master with balcony
- Three reception rooms
- Useful loft space accessed by fixed staircase
- Detached garage
- Two luxurious, modern bathrooms
- Popular Linthorpe location

Property Description:

Clarke Munro offer for sale this beautifully presented period property which has been greatly improved by the current owner and finished to highest of standards, with no expense spared. The spacious accommodation boasts many original features including original wood flooring and high ceilings juxtaposed with modern, luxurious living spaces and high quality bathrooms. Internally comprising: entrance hall, three great sized reception rooms, kitchen, three first floor bedrooms and two impressive bathrooms and some useful loft space to the second floor, accessed via fixed staircase. Off the impressive master bedroom is a balcony, with views over the playing fields opposite. Front and rear private gardens and a detached garage to the rear. Early viewing is advised to avoid disappointment.

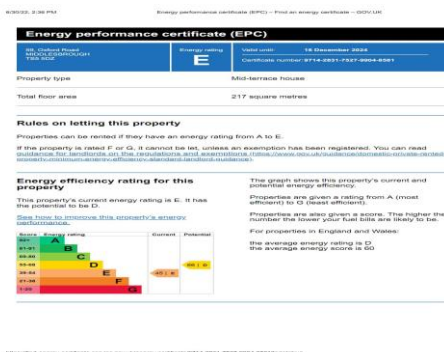
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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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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Entrance Vestibule

Double glazed entrance door, vinyl flooring, door into hallway.

Entrance Hall

Staircase to first floor, radiator, vinyl flooring.

Front Lounge

Double glazed bay window to front aspect, fireplace with cast iron fire & tile detail, wood effect flooring, radiator.

Rear Sitting Room

Cast iron fireplace with tiled hearth, wooden flooring, double glazed windows to rear, double glazed door, radiator.

Sitting / Breakfast Room

Double glazed window to side aspect, radiator, wood effect flooring, leading into kitchen.

Kitchen

Fitted with matching range of wall & base units & laminate wood effect work surfaces, tiled splashbacks, stainless steel 1 1/2 bowl sink unit & drainer, wall mounted boiler, double glazed windows to side & rear, double glazed door to rear, tiled flooring.

First Floor Landing

With skylight.

Bedroom 1

Double glazed bay window to front aspect, double glazed door opening onto a balcony, wooden flooring.

Bedroom 2

Wooden flooring, cast iron fireplace with wooden surround, built in storage cupboard, double glazed window to rear aspect, radiator.

Bedroom 3

Double glazed window to rear aspect, wooden flooring, Velux window, cast iron fireplace, radiator.

Main Shower Room

Wooden flooring, large sink in vanity unit with tiled splashbacks, large shower tray with glass shower screen, close coupled w/c, part tiled walls, double glazed window to rear aspect, Velux window.

Bathroom 2

Vinyl flooring, panelled bath with shower over, part tiled walls, sink in vanity unit, close coupled w/c.

Externally

Easy to maintain rear garden with small lawned area, patio area. Easy to maintain front garden.

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