

# CLARKE | MUNRO

ESTATE AGENTS

20 Westbeck Gardens, Linthorpe, Middlesbrough,



Price: £165,950



01642 245 796  
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## Key Features:

- Two bedroom semi-detached bungalow
- Undergone extensive refurbishment
- Lounge with log burner
- Modern breakfast kitchen with a range of white hi gloss units
- Various white goods including range cooker and extractor
- Popular Linthorpe location



## Property Description:

Clarke Munro are delighted to bring to the market this two bedroom semi-detached bungalow, situated in the highly sought after residential area of Linthorpe which has undergone extensive refurbishment throughout. Internally comprising: entrance hall, lounge with log burner, two good size bedrooms (one which is currently used as an additional sitting room), bathroom with a white modern 3 piece suite which includes bath with shower over and kitchen with a range of white hi gloss units and various white goods including range cooker and extractor. To the front of the property is a gravel driveway which provides off street parking for multiple cars, an enclosed rear garden with gravel and decked areas - designed for low maintenance, outside power points and a detached store with electricity (previous garage). Internal viewing is considered essential to fully appreciate all that this home has to offer.





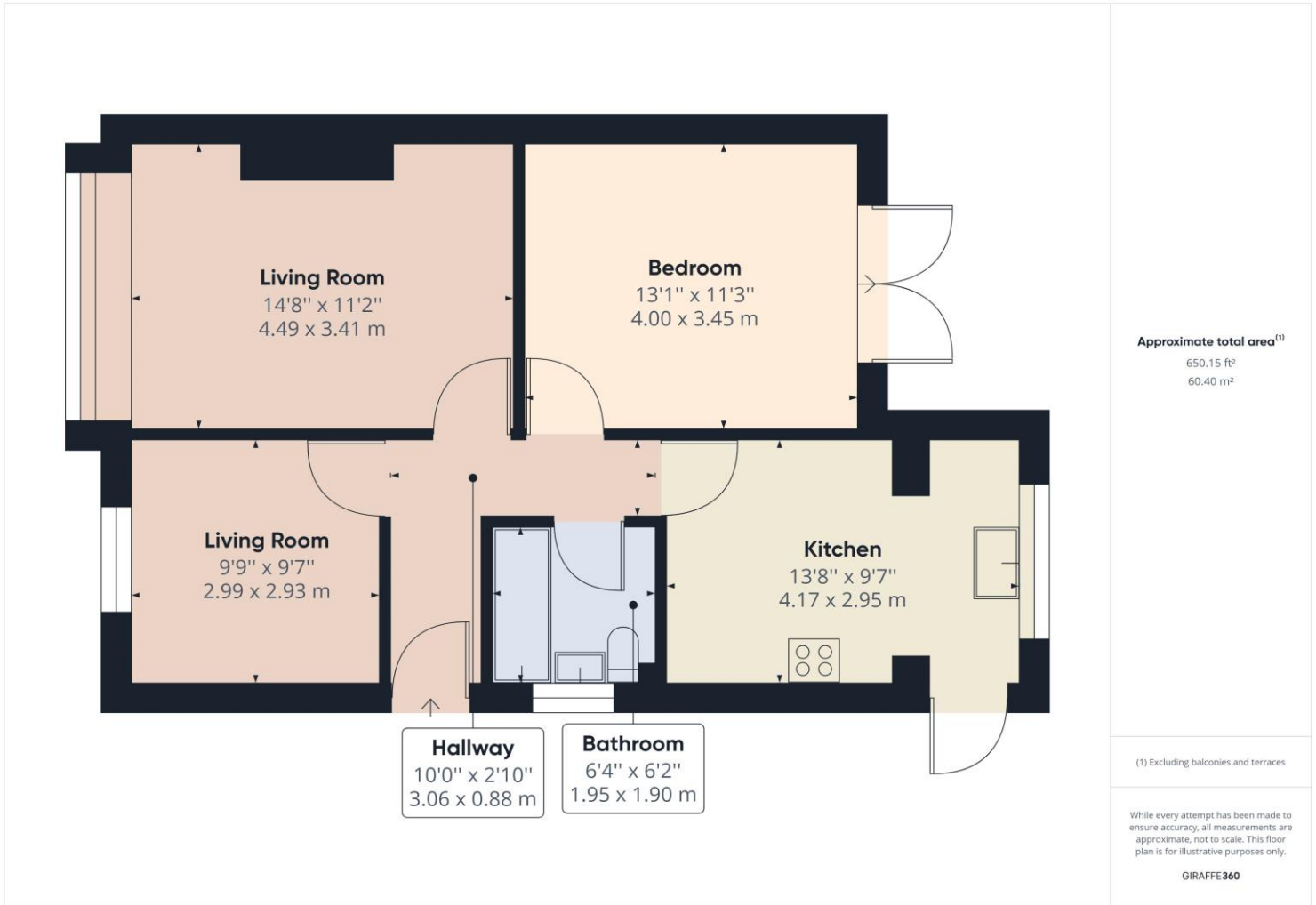
# 20 Westbeck Gardens, Linthorpe, Middlesbrough, TS5 6RY

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   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.

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- 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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## **Entrance Hall**

Double glazed entrance door, radiator, doors off to all rooms.

## **Bedroom 2**

Currently used as sitting room. Radiator, double glazed window to front.

## **Lounge**

Double glazed bow window to front, radiator, dual fuel log burner.

## **Bathroom**

Heated towel rail, low level w/c, sink with vanity unit below, white bath with electric shower over, cladded walls, cladded ceiling.

## **Bedroom 1**

Radiator, double glazed French doors to rear.

## **Kitchen**

With range of white high gloss units, 1 1/2 bowl sink unit with mixer tap over, gas central heating boiler, window to rear, double glazed door to side, Range cooker with double extractor hood over.

## **Externally**

Gravelled & paved driveway providing parking for multiple cars, hedged & fenced boundaries. Rear garden designed for low maintenance with decked areas. There is a detached garage currently used for storage with electricity laid on.

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