

CLARKE | MUNRO

ESTATE AGENTS

Flat 1, 11 , The Crescent, Linthorpe, Middlesbrough,



Price: £92,500



01642 245 796
visit clarkemunro.com for details

Flat 1, 11 , The Crescent, Linthorpe, Middlesbrough, TS5



Key Features:

- Charming two-bedroom apartment
- Period conversion in the heart of TS5.
- Communal off-street parking
- Well-maintained communal areas
- Council tax band A
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Property Description:

Clarke Munro are delighted to introduce this wonderful two bedroom raised-ground floor flat located in an attractive period building in the heart of TS5. Benefiting from a charming interior throughout, the property consists of two double bedrooms, a modern bathroom with both bath and shower facilities and a beautiful double-reception at the front with high ceilings and bay-window. The property further benefits from communal off-street parking, a long lease and well-maintained communal area.



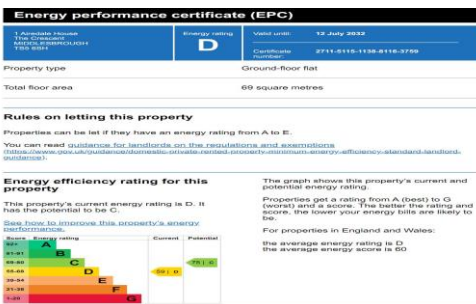
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TO VIEW: Tel: **01642 245796**

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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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