

CLARKE | MUNRO

ESTATE AGENTS

135 Flatts Lane, Middlesbrough, TS6 0NP



Price: £129,950



01642 245 796
visit clarkemunro.com for details

135 Flatts Lane, Middlesbrough, TS6 0NP



Key Features:

- Beautifully presented two bedroom house
- Driveway to front providing off street parking
- Low maintenance garden with summerhouse
- Modern kitchen with breakfast bar area
- Impressive bathroom suite with ball & claw, roll top bath
- Freehold / Council tax band A



Property Description:

Clarke Munro are delighted to bring to the market this beautifully presented and deceptively spacious two bedroom house located on Flatts Lane, Normanby. Tucked away in a crescent just off the main road, with driveway to the front providing off street parking and to the rear a generous garden, designed for low maintenance and complete with summerhouse. The accommodation briefly comprises: entrance hall, lounge, breakfast kitchen with a range of modern units and breakfast bar area. To the first floor is two bedrooms and family bathroom with impressive roll top, ball and claw foot bath and heated towel rail. Handily located for transport links and popular local schools. Early viewing advised to avoid disappointment.



135 Flatts Lane, Middlesbrough, TS6 0NP

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



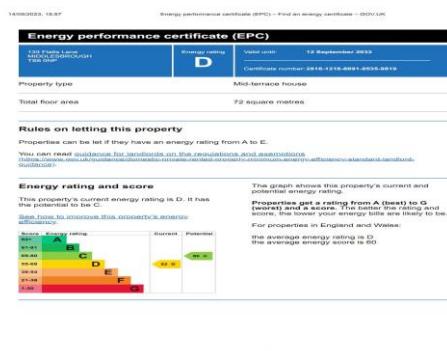
Floor 1

Approximate total area⁽¹⁾
728.19 ft²
67.65 m²

(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.



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.

135 Flatts Lane, Middlesbrough, TS6 0NP

Entrance Hall

Double glazed entrance door, staircase to first floor, door into lounge, radiator.

Lounge

Double glazed bow window to front, radiator, understairs cupboard, door leading into kitchen.

Kitchen

Fitted with range of smart wall & base units, roll edged laminate worktops, space for Range cooker with double extractor hood over, understairs built in cupboard, 1 1/2 bowl sink unit with mixer tap over, double glazed window to rear, space for fridge freezer, breakfast bar area, double glazed door to rear garden.

First Floor Landing

Doors off to all rooms, access to loft.

Bathroom

Tiled walls, double glazed window to rear, free standing bath with shower over from taps, sink unit, low level w/c, heated towel rail, step in shower cubicle.

Bedroom 1

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

Bedroom 2

Double glazed window to rear, radiator.

Externally

To the front of property is a block paved driveway providing off street parking. Rear garden designed for low maintenance with patio area, summer house, fenced & hedged boundaries.

135 Flatts Lane, Middlesbrough, TS6 0NP



01642 245 796
visit clarkemunro.com for details