



5 Limetrees Close

Port Clarence, Middlesbrough, TS2 1SL

Offers in excess of £50,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! An Affordable Purchase & Excellent Investment Opportunity - Ready To Go!

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Location:

Located In Port Clarence, From The A1047 (Port Clarence Road), Take A Turn Onto Lime Tree Close & The Property Is Located On The Left-Hand Side.

Local Amenities Include;

High Clarence Primary School - 9 Minute Walk
Convenience Store & Post Office - 8 Minute Walk

Journey Times Estimated Using Google Maps.

Entrance Hallway

Lounge

16'1" x 12'7" (4.91m x 3.86m)

Electric Fire Place With Surround, Under Stairs Storage Cupboard, uPVC Double Glazed Window, Door Leading To Kitchen.

Kitchen

12'5" x 10'4" (3.80m x 3.16m)

Fitted With Wooden Base, Wall & Drawer Units, Tiled Backsplash, Wooden Work Surfaces Incorporating An Electric Hob & Stainless Steel Sink Unit, Electric Oven & Overhead Extractor Fan, Space For A Washing Machine & Fridge Freezer, Space For Dining Table & Chairs, Door Leading To Rear Garden.

First Floor Landing

Providing Access To Both Bedrooms & Bathroom, Storage Cupboard.

Bedroom One

12'7" x 11'3" (3.85 x 3.44)

Spacious Bedroom With Radiator & uPVC Double Glazed Windows.

Bedroom Two

10'7" x 9'8" (3.23 x 2.96)

Radiator & uPVC Double Glazed Windows, Storage Cupboard.

Bathroom

6'3" x 6'0" (1.93 x 1.85)

Part Tiled Bathroom With Hand Wash Basin, Bath With Overhead Electric Shower & W/C.

Energy Efficiency Rating; F

Since Purchase, The Vendor Informs Us They Have Had A New Gas Combi Boiler & Central Heating System Installed. Along With Loft & Cavity Wall Insulation. The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: A

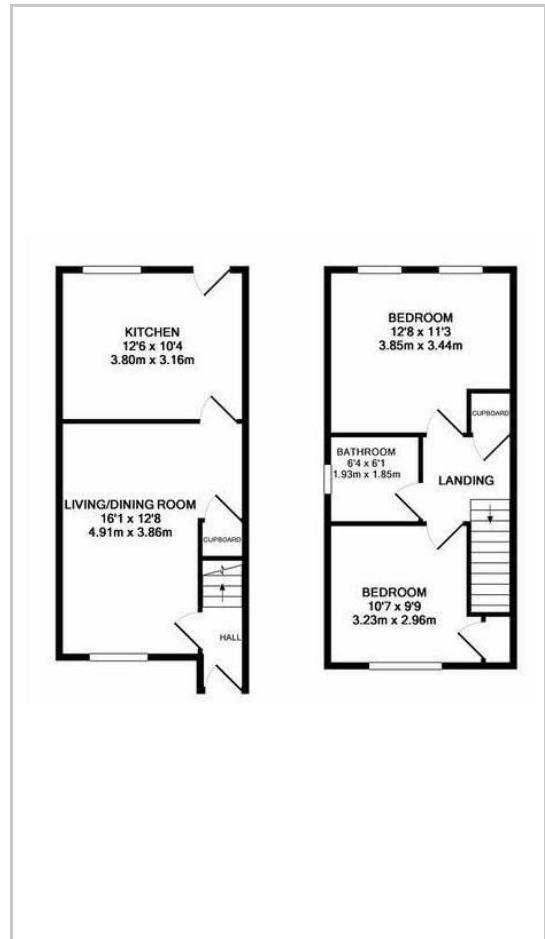
Disclaimer

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

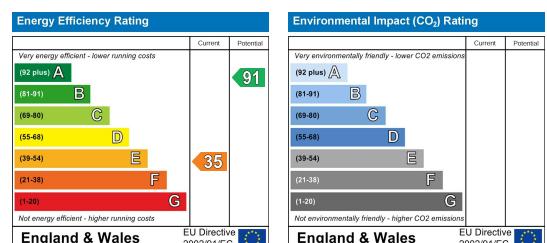
Area Map



Floor Plans



Energy Efficiency Graph



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