

CLARKE | MUNRO

ESTATE AGENTS

31 New Road, Billingham, TS23 1DE



Price: £125,000



01642 361 111
visit clarkemunro.com for details



Key Features:

- GOOD SIZED 3 BEDROOM PROPERTY
- GARDENS FRONT AND REAR
- DRIVEWAY FOR MULTIPLE CARS
- KITCHEN WITH A RANGE OF MODERN UNITS
- BATHROOM WITH 3 PIECE WHITE SUITE.
- EARLY VIEWING RECOMMENDED



Property Description:

Clarke Munro are pleased to offer for sale this deceptively spacious three bedroom family home, positioned on an elevated plot with views onto green space and featuring Upvc windows, gas central heating with combi boiler and useful sun room. The living accommodation briefly comprises: entrance hall, lounge with doors leading to dining area which opens into the kitchen which is fitted with a range of modern units, timber sunroom. There are three first floor bedrooms, lovely bathroom with white suite. There are easy to maintain gardens to the front and rear, brick built store to the rear and drive providing off street parking.



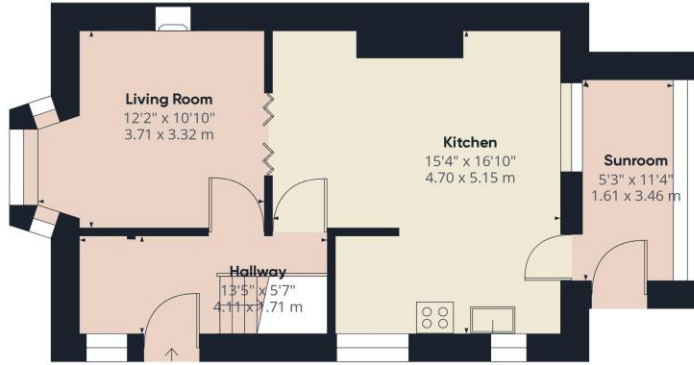
31 New Road, Billingham, TS23 1DE

TO VIEW: Tel: **01642 36111**

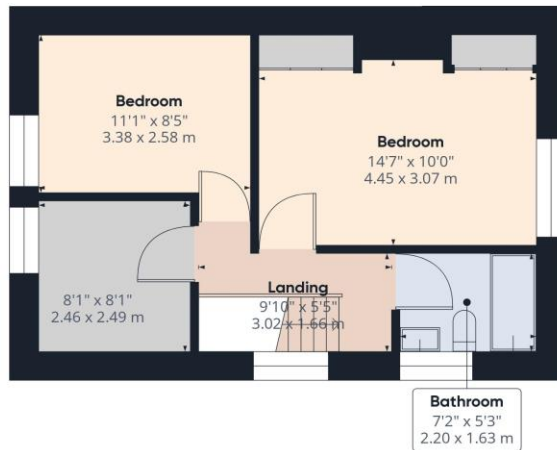
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
905.05 ft²
84.08 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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.

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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