

# CLARKE | MUNRO

ESTATE AGENTS

9 Penshurst Place, Billingham, TS23 3BB



Price: £85,000



01642 361 111

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# 9 Penshurst Place, Billingham, TS23 3BB



## Key Features:

- PERFECT PROPERTY INVESTMENT OPPORTUNITY
- SOLD WITH SITTING TENANT
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A



## Property Description:

An Ideal property investment opportunity, this good sized three bedroom property is to be sold with sitting tenant. Beautifully presented throughout and well located for local amenities. Overlooking a green area, this property briefly comprises of entrance hall, good sized lounge, dining kitchen leading into lobby used as utility area. To the first floor you have three spacious bedrooms and bathroom w/c. Externally to the front is an enclosed lawned garden whilst to the rear is a large garden.



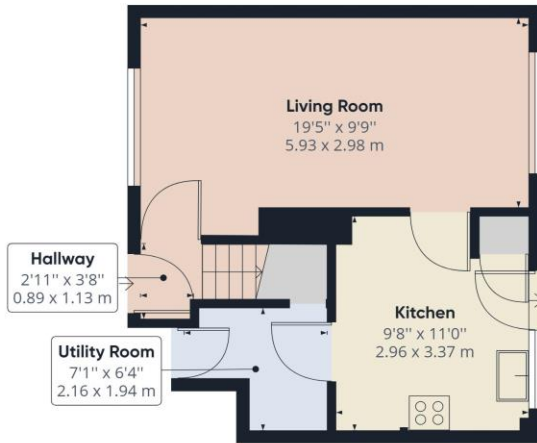
# 9 Penshurst Place, Billingham, TS23 3BB

TO VIEW: Tel: **01642 36111**

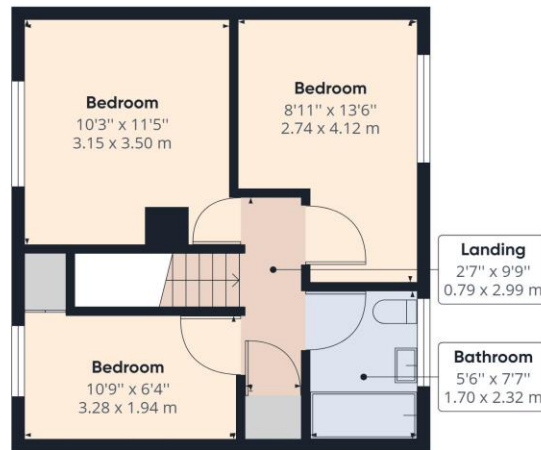
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
761.51 ft<sup>2</sup>  
70.75 m<sup>2</sup>

(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		
69-80	C		72   C
55-68	D		
39-54	E	43   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 Clark 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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## **Entrance Hall**

Wooden entrance door, radiator, staircase to first floor, door into lounge.

## **Lounge**

Double glazed windows to front & rear aspects, gas fire with tiled insert & wooden surround, radiator, door into kitchen.

## **Kitchen**

Fitted with range of matching units with laminate roll top work surfaces, single drainer stainless steel sink unit & drainer with chrome mixer tap, space for appliances, tiled splashbacks, radiator, double glazed window to rear, timber door to rear, built in storage cupboard.

## **Small Lobby / Utility Area**

Spaces for appliances, wooden door.

## **First Floor**

### **Bedroom 1**

Double glazed window to front aspect, radiator.

### **Bedroom 2**

Double glazed window to rear aspect, radiator.

### **Bedroom 3**

Double glazed window to front aspect, built in storage cupboard, radiator.

## **Bathroom**

White three piece suite comprising; bath, pedestal sink unit, close coupled w/c, tiled flooring, part tiled walls, double glazed window to rear aspect, radiator.

## **Externally**

Gardens front & rear mainly laid to lawn.

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