

# CLARKE | MUNRO

ESTATE AGENTS

1 Conifer Grove, Billingham, TS23 1PG



Price: £155,000



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details

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## Key Features:

- Three bedroom bay fronted semi-detached house
- Private corner plot
- Block paved driveway and garage
- Extended dining kitchen which is flooded with natural light
- No forward chain
- Council tax band B / Freehold

## Property Description:

Clarke Munro are delighted to bring to the market this well cared for three bedroom, bay fronted, semi detached house which is offered with the advantage of no forward chain. Situated on a private corner plot, with a block paved driveway to the front which leads to a single garage and to the rear, a great size enclosed garden perfect for relaxation or play. The accommodation briefly comprises: entrance hall, through lounge diner with french doors to the rear garden, extended dining kitchen - a welcoming space flooded with natural light, three bedrooms and shower room to first floor.



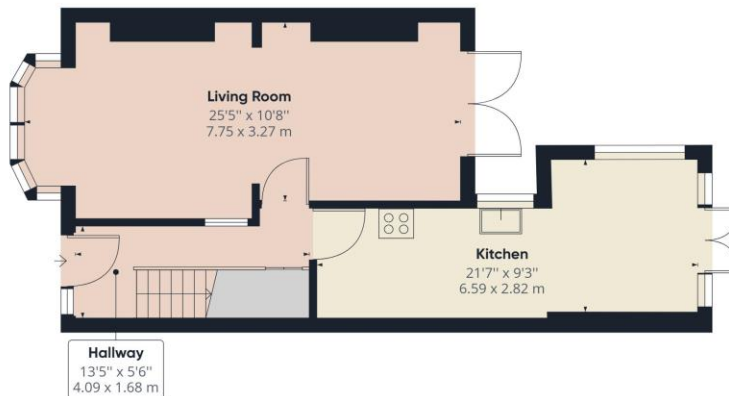
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TO VIEW: Tel: **01642 36111**

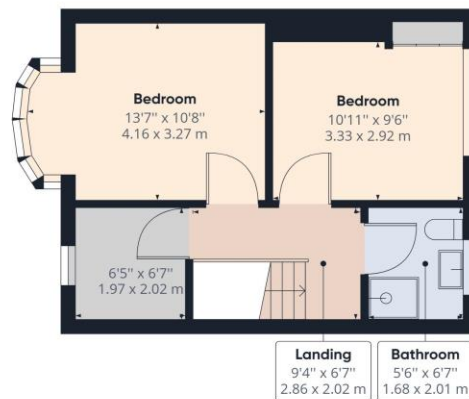
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
891.64 ft<sup>2</sup>  
82.84 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 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:

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- 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.



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## **Entrance Hall**

Double glazed composite entrance door with glazed panels to side & above, staircase to first floor, understairs storage cupboard, door to reception rooms.

## **Through Lounge Diner**

Double glazed bay window to front, double glazed French doors to rear, radiator, gas fire with surround.

## **Extended Dining Kitchen**

With range of Shaker style units with wood effect work surfaces, base units, 1 1/2 bowl sink unit with mixer tap over, two double glazed windows to side, double glazed French doors to rear with double glazed glass panels to side, tiled splashbacks, spaces for appliances.

## **First Floor Landing**

Doors off to all rooms, access to loft.

## **Shower Room**

Corner shower, double glazed window to rear, sink unit, low level w/c, radiator.

## **Bedroom 1**

Double glazed bay window to front, radiator, built in wardrobe with cupboards over.

## **Bedroom 2**

Double glazed window to rear, built in wardrobe with cupboard over, radiator.

## **Bedroom 3**

Double glazed window to front, radiator.

## **Externally**

To the front of the property is a driveway providing off street parking, walled boundaries, single garage with double doors. Private rear garden with hedged walled & fenced boundaries, lawn.

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