

CLARKE | MUNRO

ESTATE AGENTS

67 New Road, Billingham, TS23 1DH



Price: £100,000



01642 361 111

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Key Features:

- Three bedrooms
- Generous rear garden with outhouse
- Through lounge diner
- Sensibly priced to reflect modernisation required
- No forward chain
- Council tax band A / Freehold

Property Description:

Clarke Munro bring to the market this deceptively spacious three bedroom house which has been sensibly priced to reflect modernisation work required and allow for an early sale. Set back from New Road, offering a degree of privacy, with a great size rear garden and outhouse - providing potential to extend (subject to necessary planning). The accommodation briefly comprises: entrance hall, through lounge diner, kitchen, three first floor bedrooms and family bathroom w/c. Handily located for transport links including the A19. Early viewing advised to avoid disappointment.

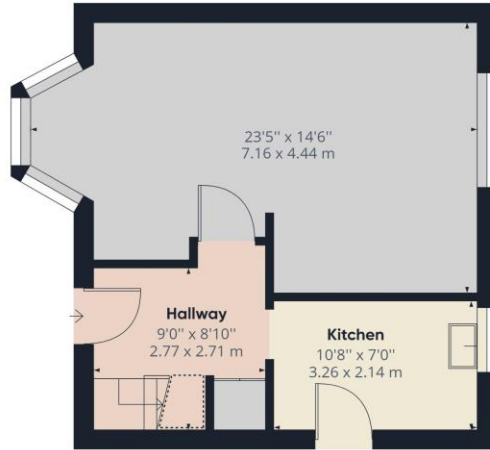
67 New Road, Billingham, TS23 1DH

TO VIEW: Tel: **01642 36111**

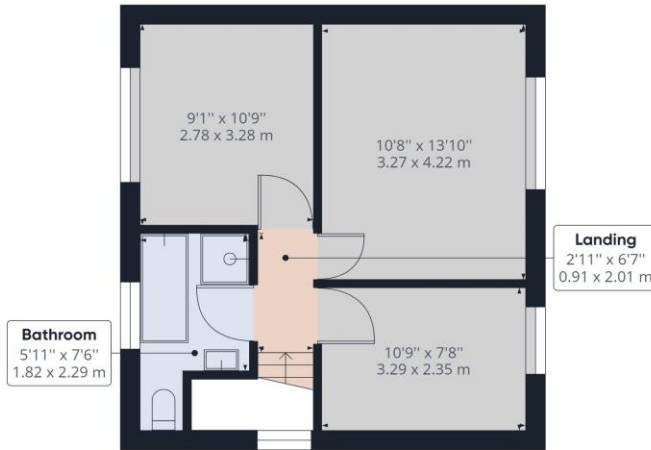
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

881.90 ft²
81.93 m²

Reduced headroom

9.51 ft²
0.88 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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:

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- With 200 combined years of knowledge under one roof
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- 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 UPVC entrance door, staircase to first floor, radiator, doors off to all rooms.

Lounge

Double glazed bay window to front, radiator, double glazed window to rear.

Kitchen

UPVC double glazed door to side, double glazed window to rear, wall & base units with roll edged laminate work surfaces, part tiled walls, 1 1/2 bowl sink unit with mixer tap over, space for appliances.

First Floor Landing

Doors off to all rooms, access to loft.

Bathroom

Blue suite comprising; panelled bath, step in shower cubicle, sink unit, w/c, radiator, double glazed to front, part tiled walls.

Bedroom 1

Double glazed window to rear, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Externally

To the front of the property is a lawned garden, paved pathway, gated access to rear. Generous rear garden with fenced boundaries, mainly laid to lawn with paved pathway. Detached brick built outhouse

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