

# CLARKE | MUNRO

ESTATE AGENTS

12 Grosvenor Road, Billingham, TS22 5HA



Price: £169,995



01642 361 111

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



## Key Features:

- Spacious three bedroom semi detached family home
- Ground floor w/c
- Stunningly presented with light & modern theme throughout
- Popular Wolviston Court location
- Beautiful rear garden perfect for entertaining
- Council tax band B



## Property Description:

Clarke Munro are excited to bring to market this spacious three bedroom semi detached property in the popular Wolviston Court area. Immaculate throughout and thoughtfully improved by the current owners. This family home is set on a generous plot with a landscaped, easy to maintain rear garden with patio and artificial turfed area leading to a bar area perfect for entertaining. Internally the property consists of entrance hall, lounge opening into dining area with French doors leading to rear garden. The modern kitchen has a range of hi gloss floor and wall units with breakfast bar and space for appliances, finally a useful ground floor w/c. The first floor has 3 bedrooms and Bathroom w/c with white 3 piece suite. The property also boasts driveway for 2 cars leading to a single garage with electric roller door, the garage has light and power and easy access door from the rear garden also. This property is fully double glazed and fitted with a combi boiler. An internal viewing is highly recommended to appreciate this property and what it has to offer .



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TO VIEW: Tel: **01642 36111**

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

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	44   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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