

CLARKE | MUNRO

ESTATE AGENTS

10 Bewholme Close, Billingham, TS23 3YE



Price: £249,995



01642 361 111

visit clarkemunro.com for details

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Key Features:

- Four bedroom detached family home
- Beautiful gardens to the front and rear
- Driveway for multiple cars
- Thoughtfully extended by the current owners
- Useful utility room and ground floor w.c
- Council tax band C



Property Description:

Clarke Munro are delighted to offer for sale this superbly extended four bedroom detached family home in this most sought after cul de sac location. This well planned living accommodation opens out onto a beautifully manicured garden with a good degree of privacy. The living space comprises entrance hall, extended lounge through to dining room, breakfast kitchen with range of matching units and sitting area with dual aspect windows allowing light to flow through, utility room and ground floor w/c. First floor offers four bedrooms including a much larger than average master bedroom, lovely modern bathroom with white suite. There are lawned gardens with well stocked borders and patio area and the front with a drive for multiple cars leading to very spacious garage. Located off Bielby Avenue from Low grange Avenue.



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TO VIEW: Tel: **01642 36111**

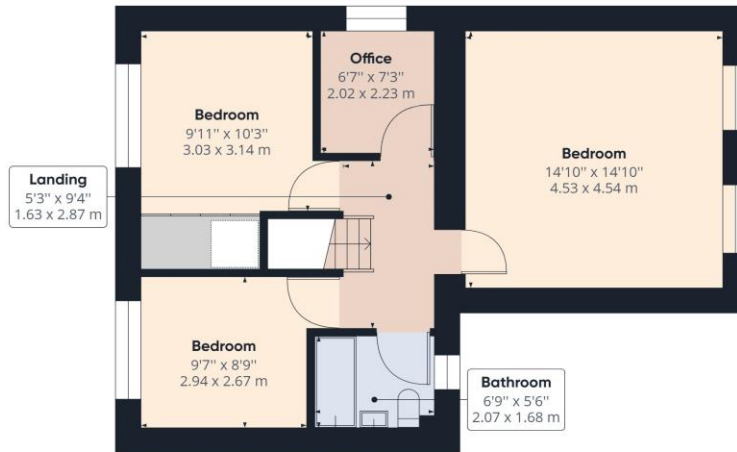
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1203.60 ft²
111.82 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		82 B
69-80	C	70 C	
55-68	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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Entrance Hall

Double glazed entrance door, staircase to first floor, radiator, Karndean flooring.

Lounge

Double glazed bay window, radiator, granite fireplace with flame effect gas fire.

Dining Area

Radiator, sliding UPVC patio doors.

Kitchen

Double glazed window to front & double glazed window to rear, Karndean flooring, radiator, Country style wooden matching units with laminate work surfaces, tiled splashbacks, integral gas hob with electric oven, 1 1/2 sink unit & drainer with mixer tap over, large understairs cupboard.

Utility Room

Karndean flooring, double glazed window to side & double glazed door to rear, radiator.

Ground Floor w/c

Close coupled w/c, wall hung wash hand basin, tiled splashbacks, double glazed window to rear.

First Floor Landing

Access to roof space.

Master Bedroom

Double glazed window to rear, radiator.

Bedroom 2

Double glazed window to front, radiator, built in wardrobes with mirrored sliding doors.

Bedroom 3

Double glazed window to front, radiator.

Bedroom 4

Double glazed window to side, radiator.

Bathroom

Three piece white suite comprising; P shaped bath with electric shower over, glass shower screen, sink unit & w/c built into white vanity unit, white ladder effect towel rail, double glazed window to rear, tiled walls & floor.

Externally

Enclosed rear garden with high degree of privacy, mainly laid to lawn with patio area. To the front of the property is a driveway providing parking for multiple cars. Single garage with light & power, alarm.

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