

CLARKE | MUNRO

ESTATE AGENTS

15 Devon Crescent, Billingham, TS23 4BS



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Price: £112,500



01642 361 111

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Key Features:

- Three bedroom house
- Popular Billingham location
- Private front and rear gardens
- Driveway
- Perfectly suited to first time buyers, families or investors
- Council tax band A / Freehold



Property Description:

Clarke Munro offer for sale this three bedroom semi-detached house within the popular residential area of Billingham within close proximity to amenities in the town center and popular local schools. The accommodation briefly comprises: entrance hall with stairs to the first floor, lounge, dining kitchen, utility, three bedrooms and family bathroom w/c. Externally are front and rear private gardens. Early viewing is advised to avoid disappointment.



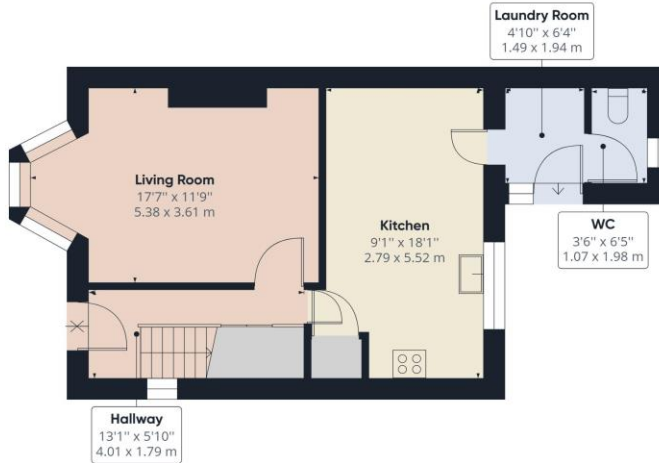
15 Devon Crescent, Billingham, TS23 4BS

TO VIEW: Tel: **01642 36111**

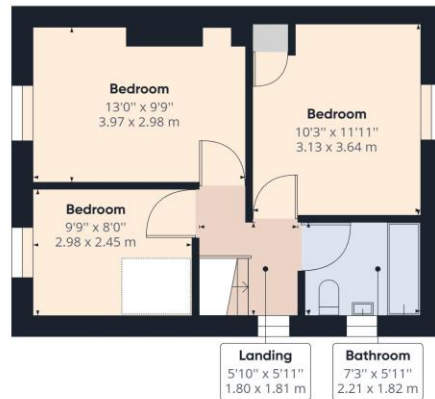
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
885.60 ft²
82.28 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		
69-80	C		73 C
55-68	D	59 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 with glass insert, staircase to first floor, doors off to all rooms, radiator, understairs cupboard.

Lounge

Double glazed bay window to front, radiator.

Dining Kitchen

Built in cupboard, space for appliances, double glazed window to rear, wall & base units, roll edged laminate work surfaces, stainless steel sink unit with drainer, radiator.

Utility Room

Double glazed door with glass insert to rear garden.

Cloak room w/c

Low level w/c, sink unit, double glazed window to rear.

First Floor Landing

Doors off to all rooms, double glazed window to side.

Bathroom

Panelled bath with shower over, sink unit, low level w/c.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, built in cupboard, radiator.

Bedroom 3

Double glazed window to front, radiator, bulk head.

Externally

To the front of property is a driveway providing off road parking, lawned garden with fenced boundaries. Enclosed rear garden with fenced boundaries, mainly laid to lawn.

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