

# CLARKE | MUNRO

ESTATE AGENTS

53 Marsh House Avenue, Billingham, TS23 2HW



Price: £125,000



01642 361 111

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



## Key Features:

- VACANT POSSESSION
- SPACIOUS THREE BEDROOM PROPERTY
- GOOD SIZED THROUGH LOUNGE/DINER
- SPACIOUS KITCHEN
- VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT
- COUNCIL TAX BAND A / EPC RATING C / FREEHOLD



## Property Description:

Clarke Munro are delighted to offer for sale this 3 bedroom semi detached home in the heart of Billingham. Perfectly located for schools and access to Town centre and sold with the advantage of no onward chain. The living accommodation includes, Spacious Entrance Hall, Lounge, Dining room and Kitchen with a range of matching units. To the first floor are 3 Bedrooms and bathroom w/c. Externally there are well maintained gardens to the front and rear. There is also gated access to the rear to allow access to the driveway. An early viewing is considered essential.





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TO VIEW: Tel: **01642 36111**

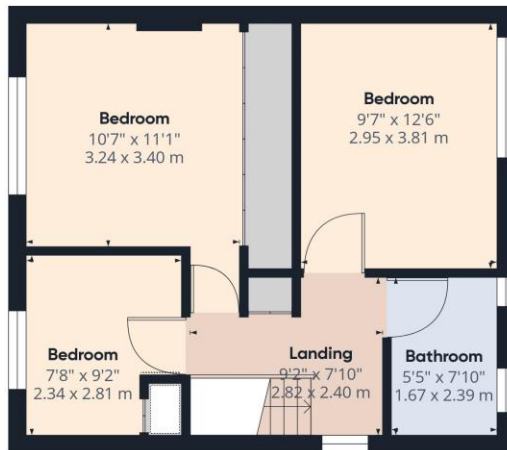
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
901.8 ft<sup>2</sup>  
83.78 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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   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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