

# CLARKE | MUNRO

ESTATE AGENTS

164 Pentland Avenue, Billingham, TS23 2RE



Price: £115,000



01642 361 111

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



## Key Features:

- SPACIOUS THREE BEDROOM PROPERTY
- BEAUTIFUL CONSERVATORY
- SHARED DRIVEWAY
- LARGE SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- MODERN KITCHEN AND BATHROOM



## Property Description:

Clarke Munro are delighted to introduce this great three bedroom freehold end-of-terrace house handy located for Billingham town Centre. Benefiting from modern interior throughout, including modern fitted kitchen and bathroom. The ground floor consists of a well-proportioned reception room, ground floor bathroom and kitchen with range of matching units, opening into useful conservatory. The first floor comprises of three bedrooms. The property further benefits from an enclosed garden at the front with driveway and side access to the large South facing rear garden allowing potential to extend STPP.



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TO VIEW: Tel: **01642 36111**

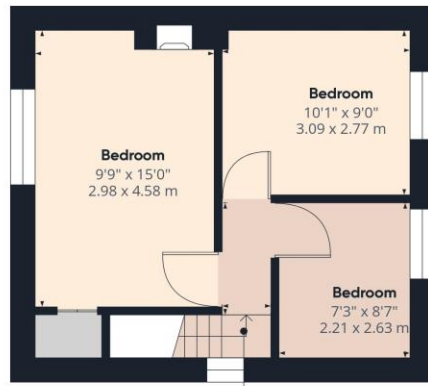
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



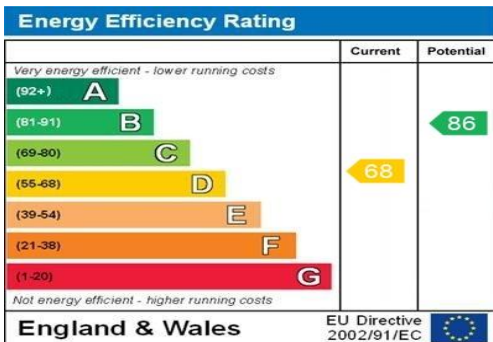
Floor 1

Approximate total area<sup>1)</sup>  
755.51 ft<sup>2</sup>  
70.19 m<sup>2</sup>

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 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 Clark 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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