

# CLARKE | MUNRO

ESTATE AGENTS

81 Marsh House Avenue, Billingham, TS23 2HW

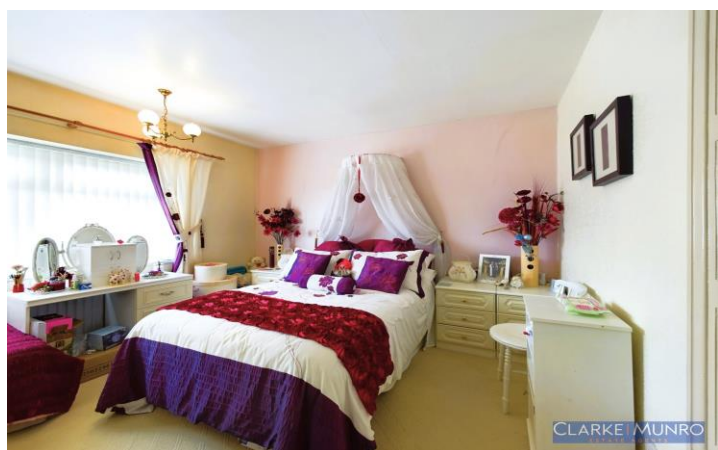
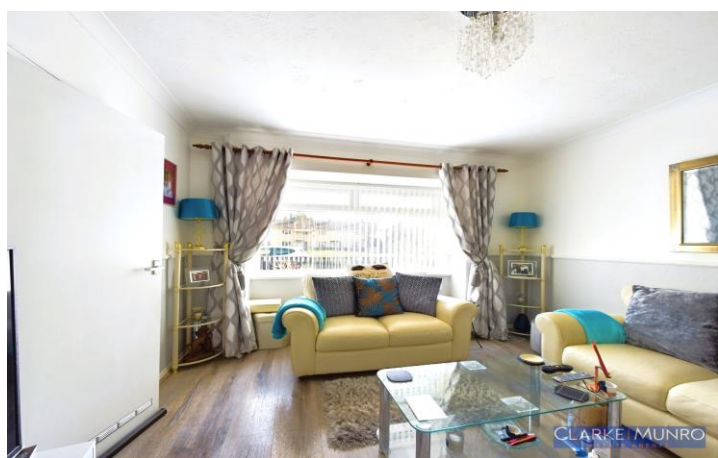


Price: £115,000



01642 361 111

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## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- POPULAR LOCATION
- DINING KITCHEN WITH RANGE OF MATCHING UNITS
- GOOD SIZED REAR GARDEN WITH A GOOD DEGREE OF PRIVACY
- STORAGE IN ALL BEDROOMS
- 

## Property Description:

Clarke Munro would like to welcome to the market this spacious three bedroom property in a prime location for schools and local amenities. Well presented throughout the property benefits from gas central heating a double glazing along with an easy to maintain rear garden with large decked area. The property briefly comprises of entrance hall, lounge, spacious dining kitchen with a range of matching units with access to the rear garden. The first floor has three spacious bedrooms each with storage and a shower room w/c. Externally there are gardens to the front and rear, lawn to the front and paved and decked rear garden with brick built store.

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TO VIEW: Tel: **01642 36111**

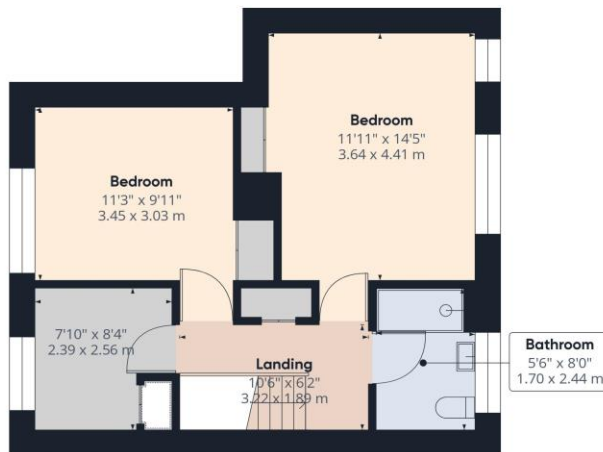
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
920.81 ft<sup>2</sup>  
85.55 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 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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