

# CLARKE | MUNRO

ESTATE AGENTS

4 Kirby Close, Billingham, TS23 3AX



Price: £89,950



01642 361 111

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



## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- CAN BE SOLD WITH OR WITHOUT TENANT
- MODERN WHITE BATHROOM SUITE
- KITCHEN WITH RANGE OF MATCHING WALL AND BASE UNITS
- EASY TO MAINTAIN GARDENS TO FRONT AND REAR



## Property Description:

Clarke Munro welcome for sale this 3 bedroom end terrace house which can be sold with or without the current tenant and would suit a range of buyers from investors to first time buyers. Improved with Upvc double glazing, gas central heating with Combi boiler, The living space comprises: Entrance hall, Dual aspect Lounge, Kitchen with a range of matching wall and base units, a dining area. The first floor offers 3 bedrooms along with the family bathroom/WC. Externally are front and rear gardens. Viewing is highly recommended.



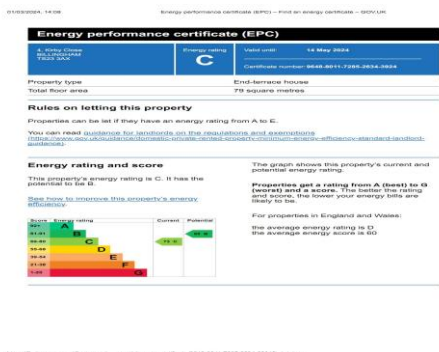
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TO VIEW: Tel: **01642 36111**

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

[www.clarkemunro.com](http://www.clarkemunro.com)

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## 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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