

CLARKE | MUNRO

ESTATE AGENTS

1 Arundel Road, Billingham, TS23 2DJ



Price: £130,000



01642 361 111

visit clarkemunro.com for details



Key Features:

- THREE BEDROOM SEMI DETACHED PROPERTY
- GARDENS FRONT AND REAR
- DRIVEWAY AND SINGLE GARAGE
- MODERN FITTED KITCHEN AND BATHROOM
- WELL LOCATED FOR ALL AMENITIES
- COUNCIL TAX BAND A / EPC RATING B



Property Description:

Clarke Munro welcome to the market his spacious three bedroom family sized home which is well located for town centre shopping and amenities. The property occupies a generous corner plot and benefits from Upvc double glazing, gas central heating with combination boiler and driveway with single garage. The living space comprises : entrance hall, lounge with dual aspect windows with electric fire, dining room and kitchen with dual aspect windows with space for appliances. The first floor offers three bedrooms, bathroom and separate w/c. There are mature gardens to front and rear aspects. Gated driveway leading to single garage. The property also benefits from Solar Panels. Arundel Road can be located off Corfe Crescent and Ludlow Road.



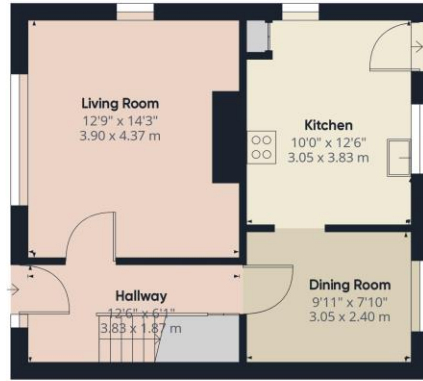
1 Arundel Road, Billingham, TS23 2DJ

TO VIEW: Tel: **01642 36111**

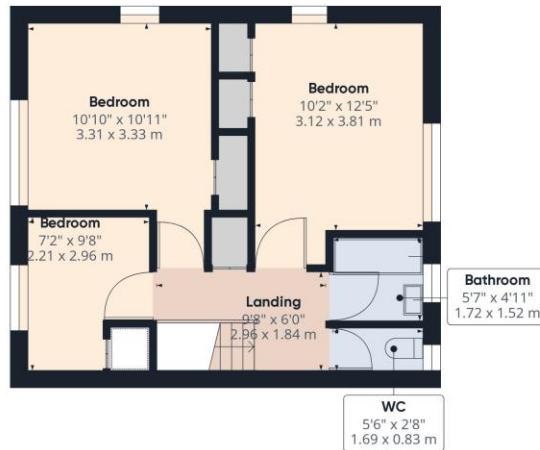
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
925.35 ft²
85.97 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	86 B	90 B
69-80	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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