

# CLARKE | MUNRO

ESTATE AGENTS

51 Delaval Road, Billingham, TS23 3BP



Price: £125,000



01642 361 111

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



## Key Features:

- ARGUABLY ONE OF THE FINEST PROPERTIES IN THIS AREA
- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- STUNNING CONTEMPORARY THEME THROUGHOUT
- BEAUTIFUL MODERN KITCHEN
- OFF ROAD PARKING
- THIS HOME IS NOT TO BE MISSED!

## Property Description:

Clarke Munro are delighted to bring to the market arguably one of the finest properties in this area. This three bedroom house has been greatly improved by the current owners with a stylish eye and must be viewed to be fully appreciated what it has to offer. The floorplan briefly comprises to the ground floor is a flowing layout starting with a welcoming hallway, a good sized light lounge/dining room and a beautiful modern kitchen. You are then led to the first floor to three bedrooms all with built-in wardrobes and a contemporary shower room with a generously sized walk-in shower cubicle. Externally to the rear is a smart good sized lawned area with patio and a useful shed whilst to the front is a hedge enclosed hardstanding area giving off road parking.



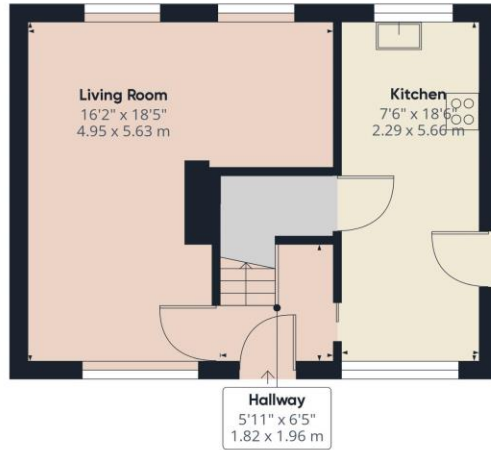
# 51 Delaval Road, Billingham, TS23 3BP

TO VIEW: Tel: **01642 361111**

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

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

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Ground Floor



Floor 1

Approximate total area<sup>19</sup>  
837.45 ft<sup>2</sup>  
77.8 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.

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   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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