

CLARKE | MUNRO

ESTATE AGENTS

1 Halton Court, Billingham, TS23 3XG



Price: £75,000



01642 361 111

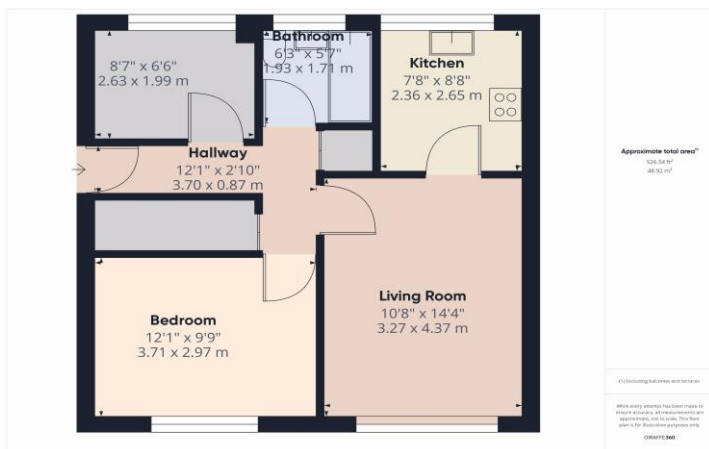
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Key Features:

- NO ONWARD CHAIN
- TWO BEDROOM GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN WITH MATCHING WALL AND BASE UNITS
- ALLOCATED PARKING SPACE



Property Description:

Clarke Munro are pleased to offer for sale this lovely two bedroom ground floor flat in this sought after location on the popular High Grange development. Available with the advantage of no onward chain and benefiting from Upvc double glazed windows and gas central heating with combi boiler. The living accommodation comprises: entrance hall, lounge, kitchen, two bedrooms and bathroom with white suite. There is a garden to front elevation which is easy to maintain and is for the property owners private use. This flat also comes with an allocated parking space. Halton Court is located on Halton Close and accessed from Bingfield Court and Horsley Way.



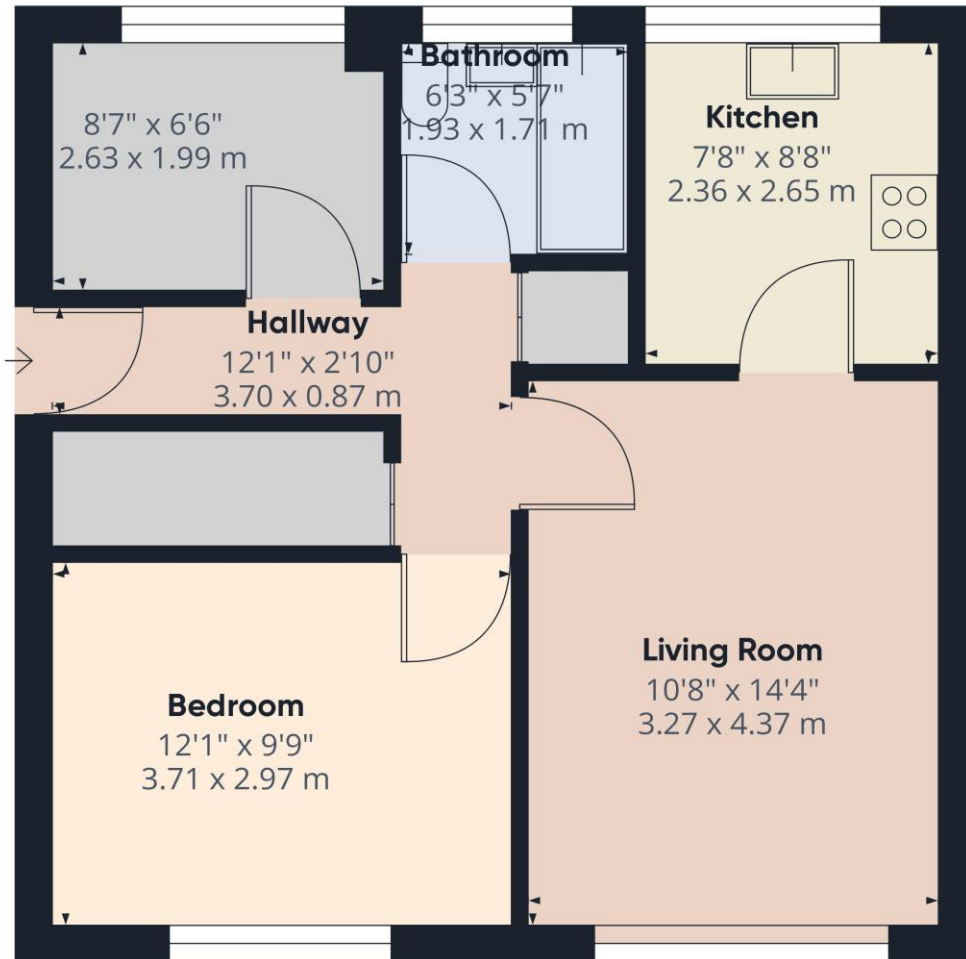
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TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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Approximate total area⁽¹⁾
526.54 ft²
48.92 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		
69-80	C	69 C	74 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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