

CLARKE | MUNRO

ESTATE AGENTS

15 Monksfield, Billingham, TS23 1FD



Price: £269,950



01642 361 111

visit clarkemunro.com for details



Key Features:

- IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- 26 FT LONG KITCHEN/DINER
- MASTER BEDROOM WITH FITTED WARDROBES & EN SUITE
- STUNNING ORANGERY
- GOOD SIZE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



Property Description:

Clarke Munro are delighted to bring to the market this stunning four bedroom detached house on this exclusive and highly sought after residential development. Providing spacious modern well planned living space with a 26 ft long kitchen/dining room opening into a beautiful orangery with bi-fold doors. This property benefits from upvc double glazing, gas central heating and en-suite facilities to master bedroom. This impressive family home briefly comprises : extended entrance hall with cloakroom/wc, lounge with double doors to outstanding kitchen/dining room opening onto a beautiful 17ft orangery, utility room. First floor provides master bedroom with fitted wardrobes and en-suite. three further double bedrooms, bathroom with four piece suite. Externally there is an enclosed rear garden with front aspect offering a double width block paved drive to single integral garage. Monksfield is located off Chiltons Avenue and approached from Belasis Avenue.



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TO VIEW: Tel: **01642 36111**

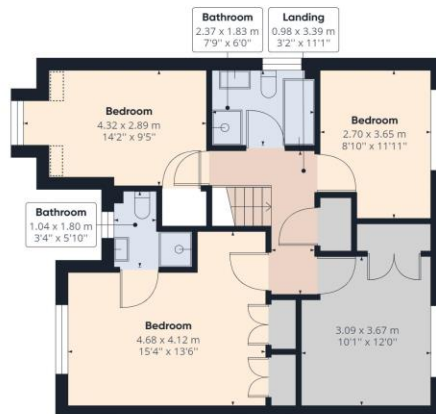
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1704.17 ft²
158.32 m²

Reduced headroom

5.27 ft²
0.49 m²

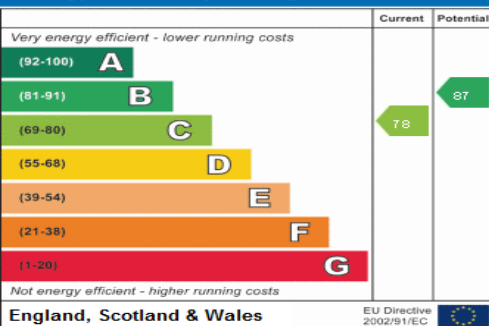
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



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.



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