

CLARKE | MUNRO

ESTATE AGENTS

26 Leeholme Gardens, Billingham, TS23 3TJ



Price: £110,000

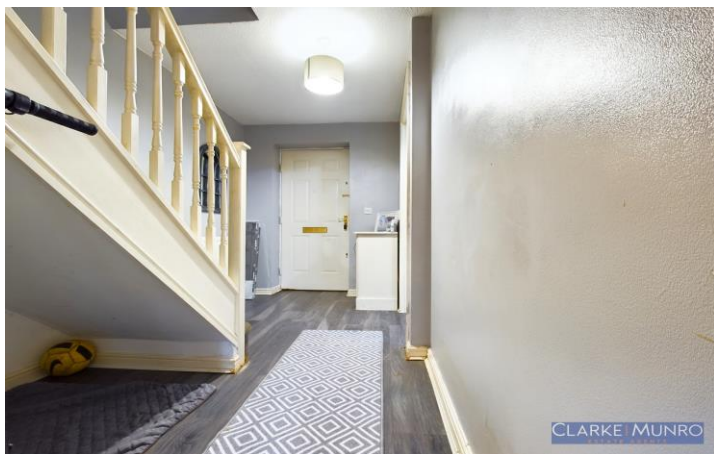


01642 361 111
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Key Features:

- NO CHAIN
- Modern Semi Detached House
- 3 Bedrooms
- Nicely Presented
- Popular Cul De Sac Setting
- Close to all local amenities



Property Description:

Clarke Munro would like to welcome to the market this nicely presented three bedroom semi detached house. Modern built with Upvc double glazing and gas central heating via Combi boiler. Nicely located in this popular cul de sac and within easy reach of Billingham town centre shopping and amenities. The living space comprises: entrance hall, L-shaped lounge-diner with patio door to garden, lovely fitted kitchen, three first floor bedrooms and combined bathroom/WC. There is a rear garden which is south facing and drive to a single garage.



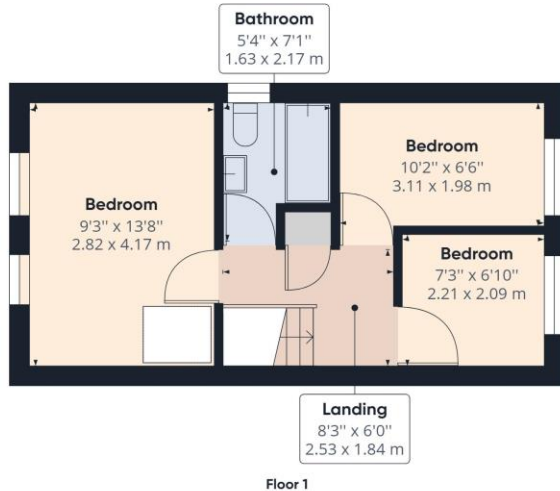
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TO VIEW: Tel: **01642 36111**

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

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Approximate total area⁽¹⁾

655.29 ft²
60.88 m²

Reduced headroom

13.18 ft²
1.22 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92R)

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		89 B
69-80	C	75 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.



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