

CLARKE | MUNRO

ESTATE AGENTS

8 High Street, Bishopton, TS21 1HA



Price: £265,000



01642 361 111
visit clarkemunro.com for details



Key Features:

- Exceptional three bedroom cottage
- Sought after village location
- Improved & furnished to showhome standard
- Available sold as seen (depending on price achieved)
- Incredible views
- Off road parking

Property Description:

Clarke Munro are delighted to offer this rare opportunity to purchase this exceptional three bedroom cottage set in a sought after village location. Available sold as seen (depending on price achieved). Improved and furnished by the current owner, the property briefly comprises: entrance hall, lounge, modern fitted kitchen with a range of high end appliances, dining area opening into beautiful garden with amazing views. The first floor has 3 bedrooms and family bathroom w/c. Externally there is a shared alleyway to allow access to the rear. The rear garden is south westerly facing and has paved area, lawned and gravelled area and incredible views! Off road parking. An internal viewing is considered essential to fully appreciate all that this home has to offer.

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TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 104 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 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 Clark 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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