

# CLARKE | MUNRO

ESTATE AGENTS

19 Sidlaw Road, Billingham, TS23 2ES



Price: £139,000



01642 361 111

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



## Key Features:

- NO ONWARD CHAIN
- THREE DOUBLE-BEDROOM SEMI-DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS & UTILITY ROOM
- OFF ROAD PARKING & GARAGE
- WELL LOCATED FOR LOCAL AMENITIES
- COUNCIL TAX BAND B / EPC RATING D



## Property Description:

Clarke Munro are pleased to offer for sale this lovely three bedroom semi-detached house within easy reach of Billingham town centre. The property has been very well maintained and benefits from UPVC double glazing, Gas centrally heated to radiators via a "Combi" boiler. The accommodation briefly comprises: Entrance hall, Light and airy lounge with feature walk in bay window, Kitchen with matching wall and base units, dining room and utility room. First floor offers three bedrooms and shower room with separate w/c. Externally there is a drive providing off street parking for multiple cars and the rear garden is easy to maintain lawn with patio area with detached garage with up and over door.



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TO VIEW: Tel: **01642 36111**

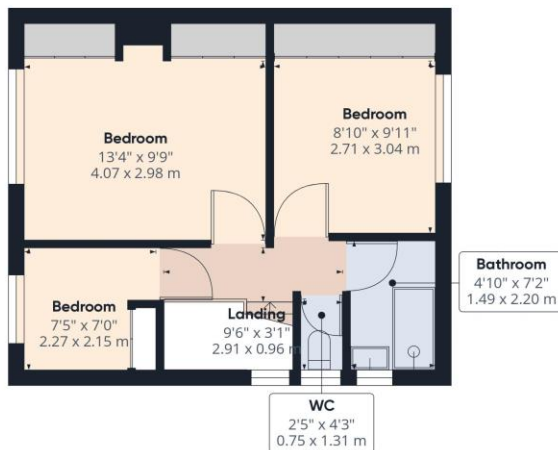
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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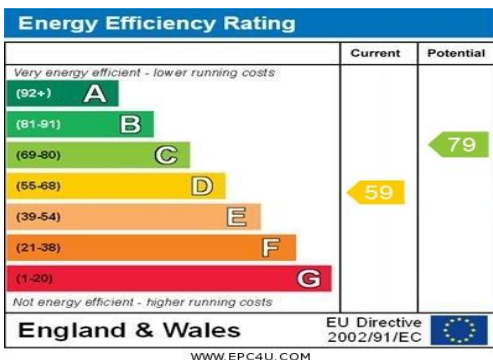
Approximate total area<sup>†</sup>  
951.38 ft<sup>2</sup>  
88.39 m<sup>2</sup>



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.

GIRAFFE360



## 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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## **Entrance Porch**

Double glazed entrance door, double glazed windows to side.

## **Inner Hall**

Radiator, staircase to first floor, understairs cupboard, built in storage cupboard.

## **Front Lounge**

Double glazed bay window to front, radiator, marble fireplace, inset & hearth with gas fire.

## **Rear Dining Room**

Double glazed window to rear, radiator.

## **Kitchen**

Range of matching white wall & base units with laminate roll top work surfaces, 1 1/2 bowl stainless steel sink unit & drainer, built in electric oven & gas hob, spaces for other appliances, tiled splashbacks.

## **Rear Lobby / Utility Area**

Roll top work surfaces, white units, tiled floor, wall mounted boiler, double glazed windows to side & rear, double glazed door to rear garden.

## **First Floor Landing**

Access to loft.

## **Bedroom 1**

Double glazed window to rear, radiator, built in wardrobes & dressing table.

## **Bedroom 2**

Double glazed window to rear, radiator, built in wardrobes.

## **Bedroom 3**

Double glazed window to front, radiator, built in cupboard.

## **Shower Room**

Large shower enclosure with glass doors, tiled walls & PVC clad walls, wash hand basin set in vanity unit, double glazed window to rear, radiator.

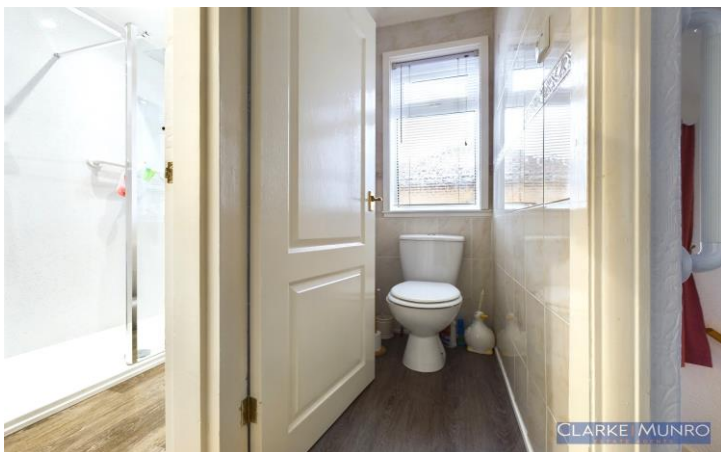
## **Separate w/c**

Tiled walls, close coupled w/c, double glazed window to rear.

## **Externally**

To the front of property is a driveway providing parking for multiple cars. Easy maintained rear garden with lawn & patio area. Detached garage with up/over door.

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