CLARKE | MUNRO
ESTATE AGENTS

120 Stokesley Crescent, Billingham, TS23 1NQ

Price: £135,000

Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- BEAUTIFUL CONSERVATORY
- DRIVEWAY LEADING TO SINGLE GARAGE
- FRONT SIDE AND REAR GARDENS
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND A

Property Description:

Clarke Munro are delighted to offer for sale this well planned 3 bedrooms semi detached property sitting on the corner of Stokesley Crescent and Teesdale Avenue. Boasting front side and rear gardens, as well as offstreet parking and single garage, This property also benefits from a good sized conservatory accessed from the kitchen. Internally comprising Entrance hall, lounge to the front of the property and dining kitchen to the rear, french doors to the conservatory. The first floor has 3 spacius bedrooms, The master bedrom has fitted robes. Bathroom w/c has a white modern 3 piece suite. The front garden is mainly laid to lawn, the rear has a lawned area and patio which is seperated by a small fence. SIngle detached garage with up and over door.

CLARKE | MUNRO
ESTATE AGENTS

TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS

Ground Floor

Living Room
10'6" x 16'1"
3.22 x 4.90 m

Kitchen
13'7" x 16'4"
4.15 x 4.99 m

Hallway
5'9" x 6'5"
1.77 x 1.97 m

Sunroom
8'10" x 14'5"
2.70 x 4.41 m

Floor 1

Bedroom
11'0" x 8'3"
3.36 x 2.52 m

Landing
5'5" x 11'4"
1.66 x 3.46 m

Bedroom
10'6" x 13'6"
3.20 x 4.14 m

Bathroom
8'7" x 4'7"
2.64 x 1.42 m

Bedroom
7'8" x 7'9"
2.36 x 2.37 m
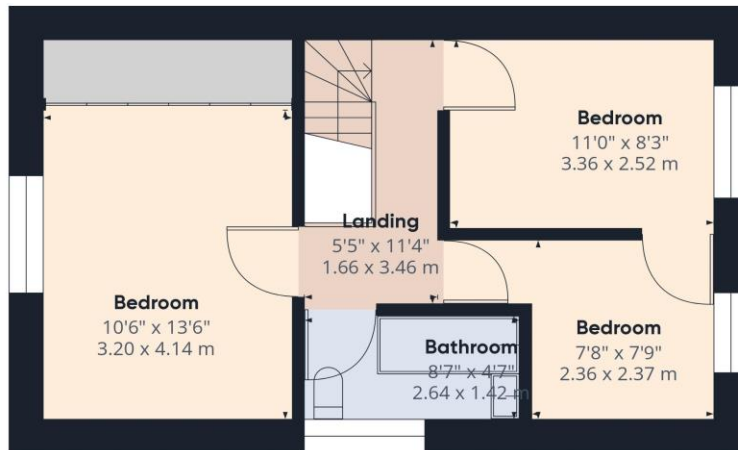
Approximate total area[1]
1001.84 ft²
93.07 m²

(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

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.

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.

Living Room
10'6" x 16'1"
3.22 x 4.90 m

Kitchen
13'7" x 16'4"
4.15 x 4.99 m

Hallway
5'9" x 6'5"
1.77 x 1.97 m

Sunroom
8'10" x 14'5"
2.70 x 4.41 m

Approximate total area*
583.49 ft²
54.2 m²

Ground Floor

01642 361 111
visit **clarkemunro.com** for details