

CLARKE | MUNRO

ESTATE AGENTS

60 Cowpen Lane, Billingham, TS23 4AR



Price: £125,000



01642 361 111
visit clarkemunro.com for details



Key Features:

- SPACIOUS 3 BEDROOM SEMI DETACHED PROPERTY
- CLOSE TO ALL LOCAL AMENITIES
- GOOD SIZED LOUNGE DINING ROOM
- USEFUL UTILITY SPACE
- GENEROUS CORNER PLOT
- COUNCIL TAX BAND A / EPC RATING D



Property Description:

Clarke Munro would like to welcome to the market this spacious three bedroom semi detached property sitting on a corner plot. Currently tenanted, the property benefits from gas central heating and double glazing throughout. Briefly comprising entrance hall, through lounge dining room, kitchen, utility area and storage cupboard. The first floor has three bedrooms and bathroom w/c. Externally there are lawned gardens to the front and side and then patio to the rear of the property. Well located for all local amenities Early viewing considered essential.



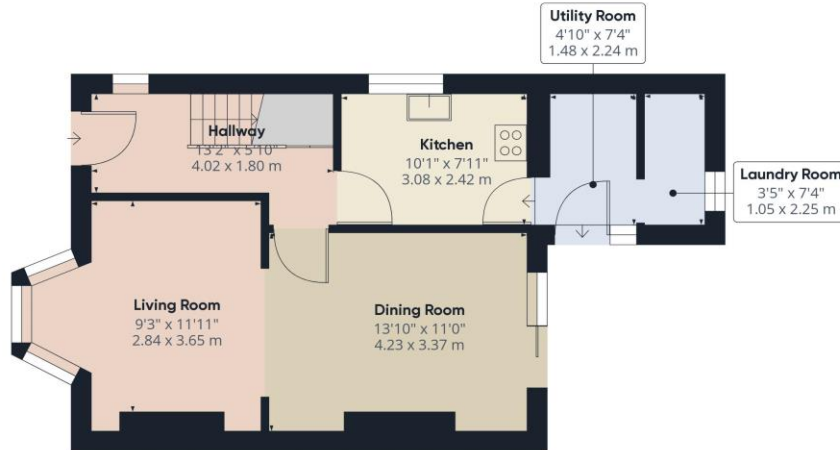
60 Cowpen Lane, Billingham, TS23 4AR

TO VIEW: Tel: **01642 36111**

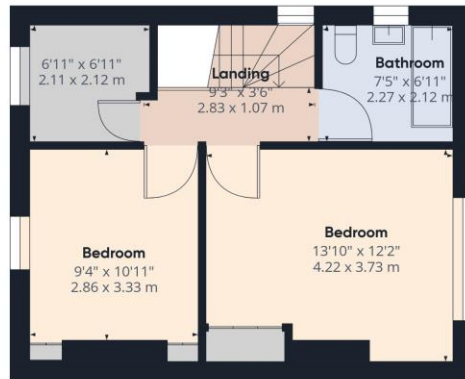
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
938.35 ft²
87.18 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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.



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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