

# CLARKE | MUNRO

ESTATE AGENTS

24 Rudyard Avenue, Stockton-On-Tees, TS19 9LE



Price: £99,500



01642 361 111

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





## Key Features:

- NO ONWARD CHAIN
- 3 BEDROOM SEMI DETACHED
- OFF STREET PARKING
- PRICED TO REFLECT MODERNISATION NEEDED
- ENCLOSED REAR GARDEN MAINLY LAID TO LAWN
- 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 with off street parking. Sitting on a good sized plot this property is priced to reflect modernisation needed. Offered with no onward chain this lovely home briefly comprises of entrance hall, through lounge dining room, kitchen with a range of matching units and space for appliances, really useful utility area/lobby, perfect to utilise as a small office space. The first floor has three spacious bedrooms and bathroom w/c with three piece suite and shower over the bath. The property benefits from gas central heating and double glazing also.



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TO VIEW: Tel: **01642 36111**

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

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   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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