

# CLARKE | MUNRO

ESTATE AGENTS

47 Wansford Close, Billingham, TS23 3LB



Price: £240,000



01642 361 111

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





## Key Features:

- SPACIOUS 4 BEDROOM PROPERTY
- SOUGHT AFTER RESIDENTIAL LOCATION
- GENEROUS PLOT WITH ATTRACTIVE REAR GARDEN
- MODERN LIVING DINING KITCHEN
- CLOAKROOM W/C
- DRIVEWAY FOR MULTIPLE CARS

## Property Description:

Clarke Munro are delighted to offer this substantial four bedroom detached property which has been adapted to provide the perfect space for family life. Still with potential to extend further (STPP) the rear garden is a generous size attracting the sun all throughout the day. This lovely home has been updated throughout by the current owners with modern fitted kitchen with some integral appliances and modern family bathroom. Internally the property briefly comprises of light entrance hallway, cloakroom w/c, spacious lounge, kitchen with range of modern units and composite worksurfaces with living/dining area and French doors leading to the rear garden. The first floor has four bedrooms, three of which have built in storage, Family bathroom with 3 piece suite. Externally there is a driveway for multiple cars leading to detached single garage. The rear garden is a good size with patio area, and lawn and access to the garage via a side door.

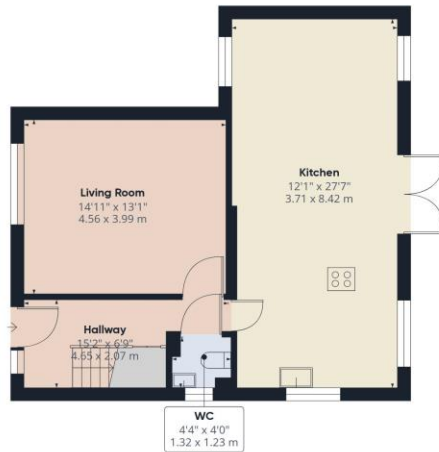
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TO VIEW: Tel: **01642 36111**

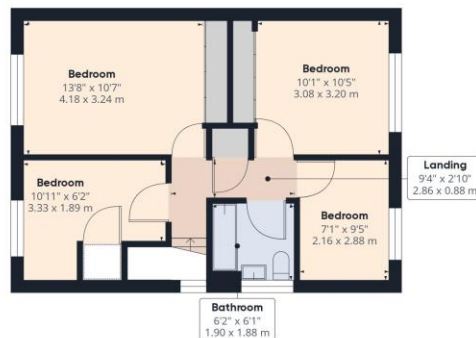
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1147.49 ft<sup>2</sup>  
106.61 m<sup>2</sup>

(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 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:

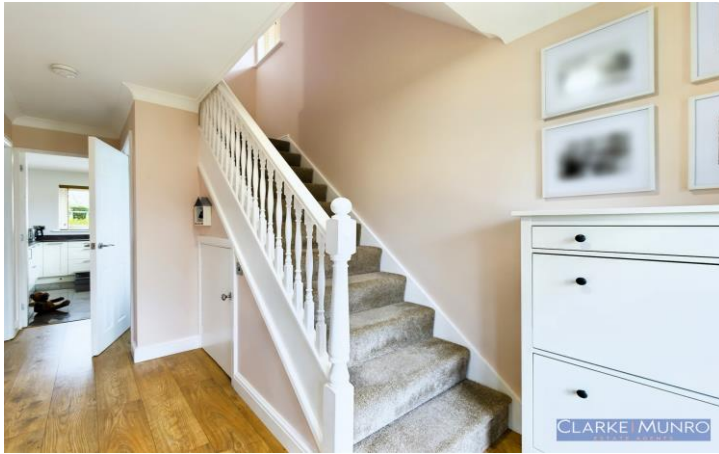
- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated 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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