

CLARKE | MUNRO

ESTATE AGENTS

3 Ludlow Road, Billingham, TS23 2DL



Price: Offers in Excess
of £127,000



01642 361 111
visit clarkemunro.com for details



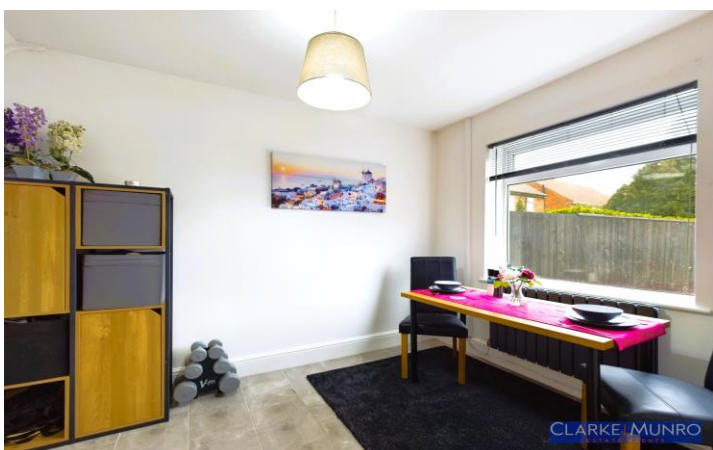
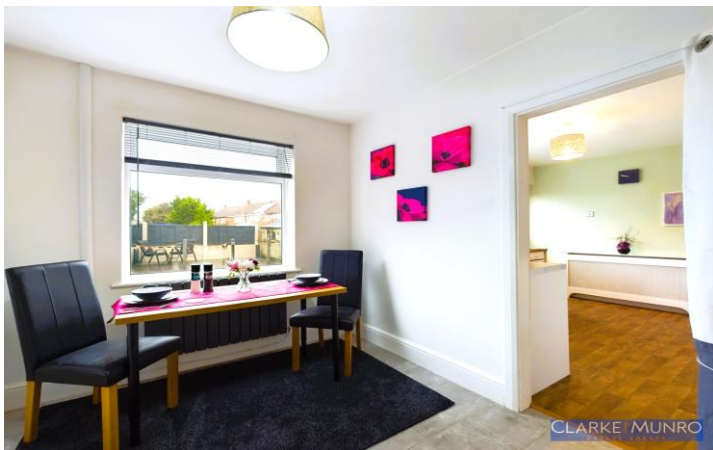
Key Features:

- NO CHAIN
- MODERN THREE BEDROOM MID TERRACE FAMILY HOME
- MODERN & STYLISH THROUGHOUT
- CHARMING LOUNGE WITH FEATURE WALL
- STUNNING CONTEMPORARY KITCHEN/DINER
- LANDSCAPED SOUTH FACING REAR GARDEN WITH ENTERTAINING AREA



Property Description:

Clarke Munro are delighted to bring to the market this stylish three bedroom mid terrace family home located on a popular street in TS23. Benefiting from a modern and contemporary interior making this property 'ready to move into' The flowing ground floor consists of a welcoming hallway, a charming lounge with feature wall, contemporary well-appointed kitchen/diner which leads onto a substantial landscaped south-facing garden with socialising/entertaining area. To the first floor there are three bedrooms and a modern family bathroom. The property further benefits from no onward chain, off-street parking and side access to the rear garden. * Contents of the property can be subject to further negotiation* Ludlow Road can be located off Skipton Road and Arundel Road.



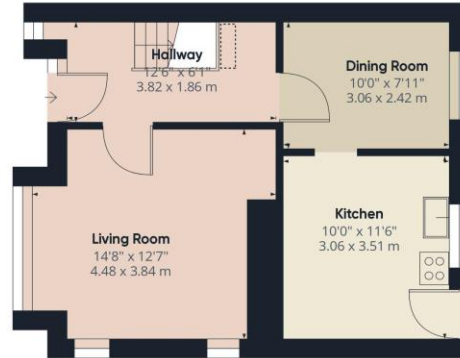
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TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
932.95 ft²
86.67 m²

Reduced headroom
2.64 ft²
0.25 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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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