

CLARKE | MUNRO

ESTATE AGENTS

35 Cornfield Road, Stockton-On-Tees, TS19 7PD



Price: £85,000



01642 361 111

visit clarkemunro.com for details



Key Features:

- SECOND FLOOR APARTMENT
- DECEPTIVELY SPACIOUS
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN AND SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- COUNCIL TAX BAND A / EPC RATING C

Property Description:

Clarke Munro are delighted to welcome to the market this deceptively spacious second floor apartment, in a building maintained by Thirteen group. Close to all local amenities this property has been well maintained and updated throughout by the current owner with the added benefit of plenty of storage. Internally the apartment briefly comprises of Communal entrance hall with intercom system. The apartment has an entrance vestibule opening into a modern fitted kitchen, spacious lounge opening into an inner hallway with two double bedrooms and shower room w/c. There is a communal garden area to the rear of the property and also car park.

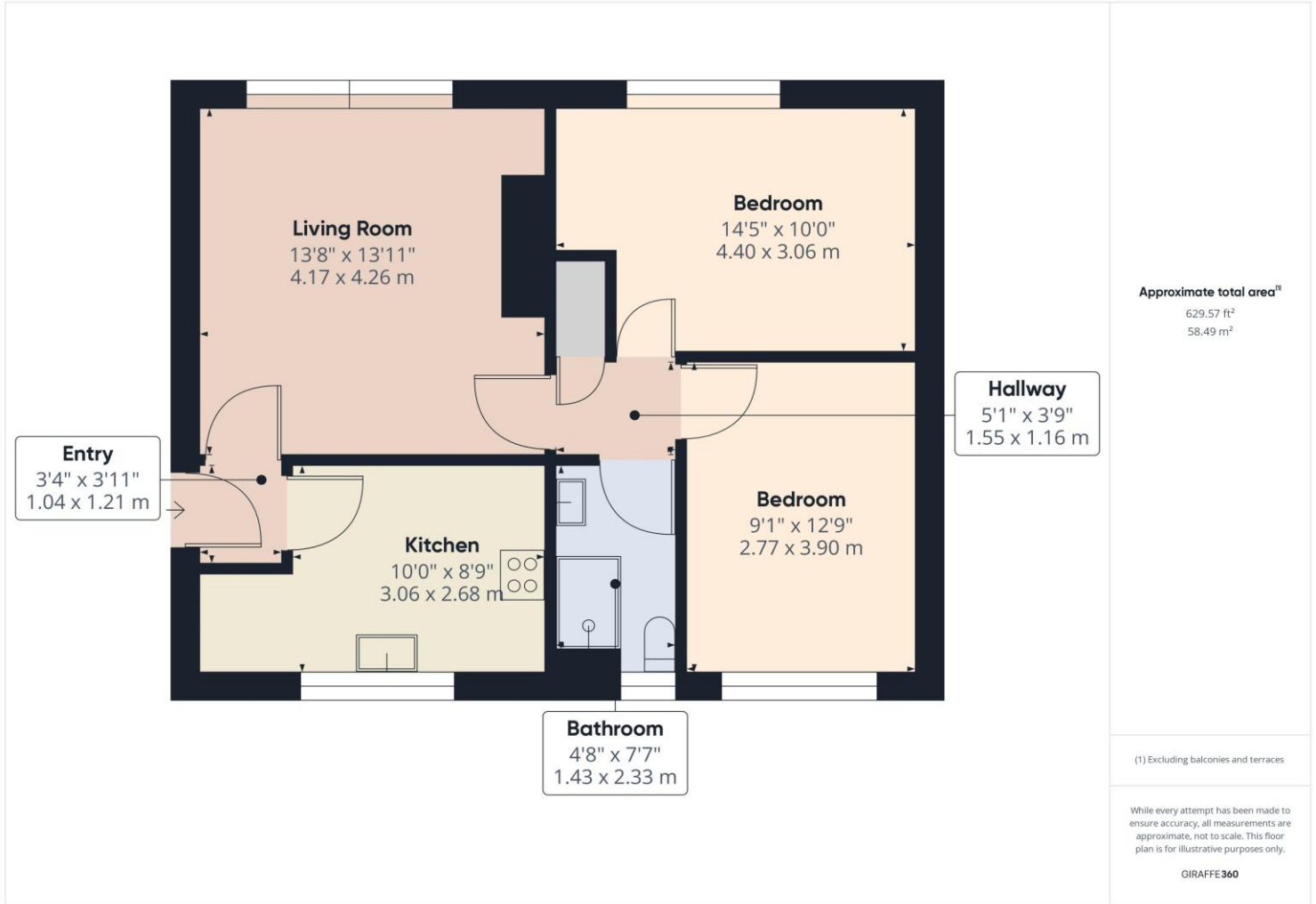
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TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	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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