

# CLARKE | MUNRO

ESTATE AGENTS

209 Wolviston Back Lane, Billingham, TS23 3NG



Price: £220,000



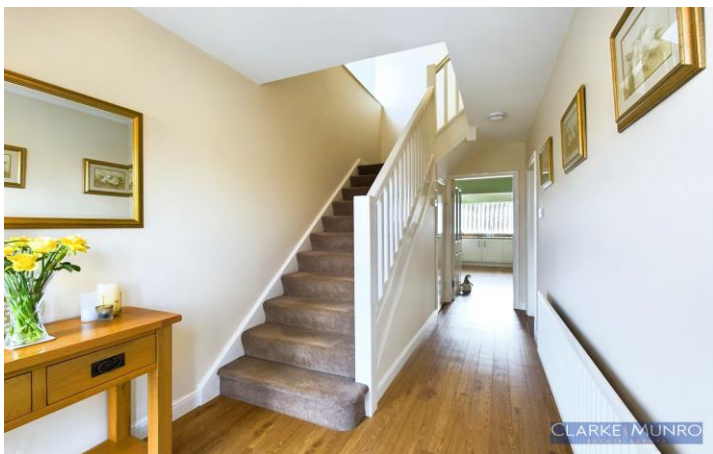
01642 361 111

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## Key Features:

- SPACIOUS FOUR BEDROOM PROPERTY
- THOROUGHLY EXTENDED AND MODERNISED
- GOOD SIZED UTILITY ROOM / GROUND FLOOR CLOAKS/WC
- STUNNING RENOVATED BATHROOM WITH 4 PIECE SUITE
- EASY TO MAINTAIN GARDENS / PARKING FOR UP TO 6 CARS
- COUNCIL TAX BAND C



## Property Description:

Clarke Munro would like to welcome to the market this thoughtfully extended four bedroom family home. Boasting an open plan kitchen dining area with french doors to the South facing garden, a utility area which is larger than average and an incredible bathroom fitted with modern 4 piece suite. The property also benefits from upvc double glazing and gas central heating and has off street parking for up to 6 cars. Internally comprising spacious entrance hall, lounge with bay window, open plan dining kitchen with a range of matching wall and base units with built in oven and induction hob. Off the kitchen is a good sized utility room with units and cloakroom/w/c. Integral door to the garage and a door to the rear garden also. The first floor has three good sized bedrooms and a beautiful bathroom fitted with modern four piece suite. The fourth bedroom is situated in the loft space (all done with full planning permission and building regs) with added storage and lovely views on a clear day. Externally the rear garden is easy to maintain with decorative paving area and an additional patio area and 12ft shed. Viewing is highly recommended to appreciate the space internally and externally this property has to offer.



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TO VIEW: Tel: **01642 36111**

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

[www.clarkemunro.com](http://www.clarkemunro.com)

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## 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
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- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



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