

CLARKE | MUNRO

ESTATE AGENTS

26 Austen Close, Billingham, TS23 3GT



Price: £293,500



01642 361 111
visit clarkemunro.com for details



Key Features:

- STUNNING DETACHED AND EXTENDED FOUR BEDROOM FAMILY HOME
- CHAIN FREE SALE
- FULL WIDTH GROUND FLOOR EXTENSION
- UTILITY ROOM & GROUND FLOOR WC
- CONVERTED GARAGE PREVIOUSLY USED AS AN OFFICE/BEDROOM.
- EN-SUITE OFF MASTER BEDROOM

Property Description:

Clarke Munro are delighted to introduce this attractive and superbly presented four-bedroom detached family home significantly improved with full width ground floor extension. This well proportioned and beautifully presented home is tastefully decorated and briefly comprises : entrance hall, lounge, dining area, kitchen opening onto a spacious family room extension, utility room and downstairs WC, converted garage previously used as an office/bedroom. The front of original garage is now used as additional storage. The first floor offers a master bedroom with en-suite and built-in wardrobes, three further bedrooms and a family bathroom. The property further benefits from an attractive rear garden and two off-street parking spaces. Austen Close is located off Longfellow Road.

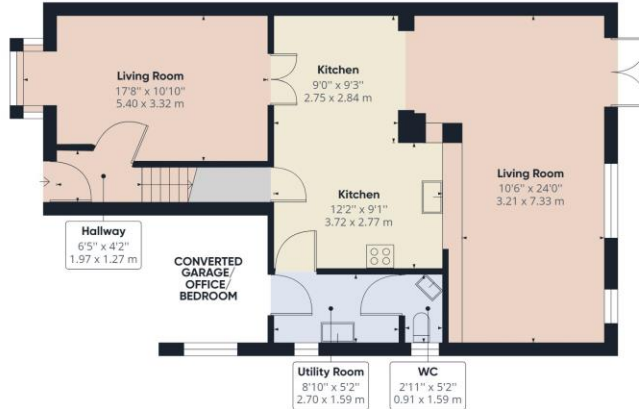
26 Austen Close, Billingham, TS23 3GT

TO VIEW: Tel: **01642 36111**

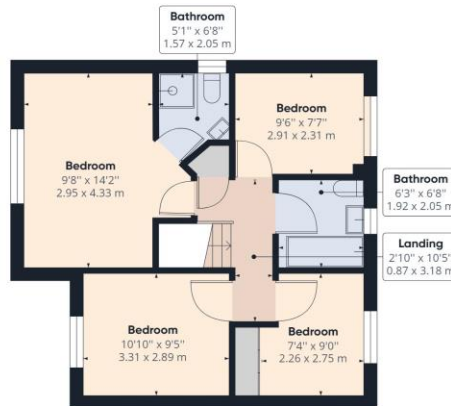
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor Building 1



Floor 1 Building 1

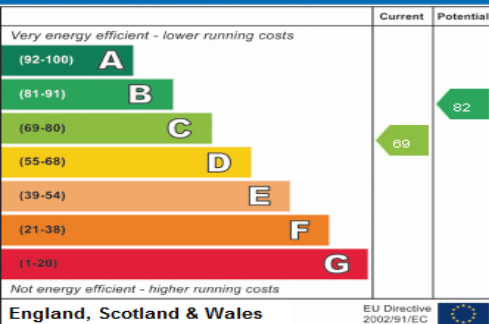
Approximate total area⁽¹⁾
1318.17 ft²
122.46 m²

(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 Efficiency Rating



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.

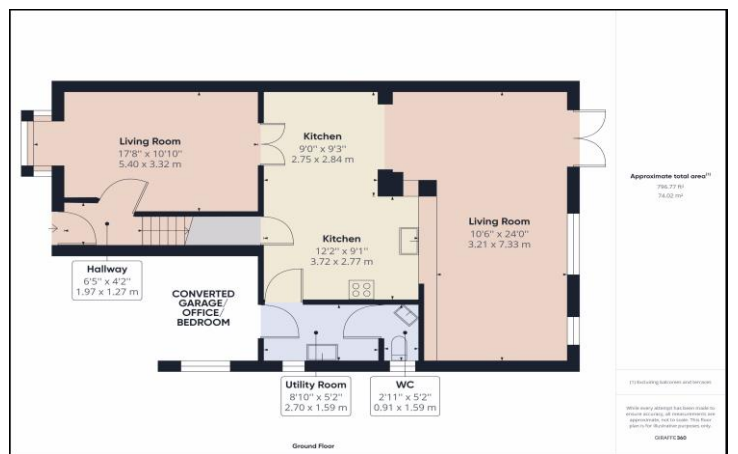
Our Services:

- 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.

26 Austen Close, Billingham, TS23 3GT



01642 361 111
visit clarkemunro.com for details