

CLARKE | MUNRO

ESTATE AGENTS

26 Wolviston Road, Billingham, TS22 5AA



Price: Offers in Excess
of £200,000



01642 361 111
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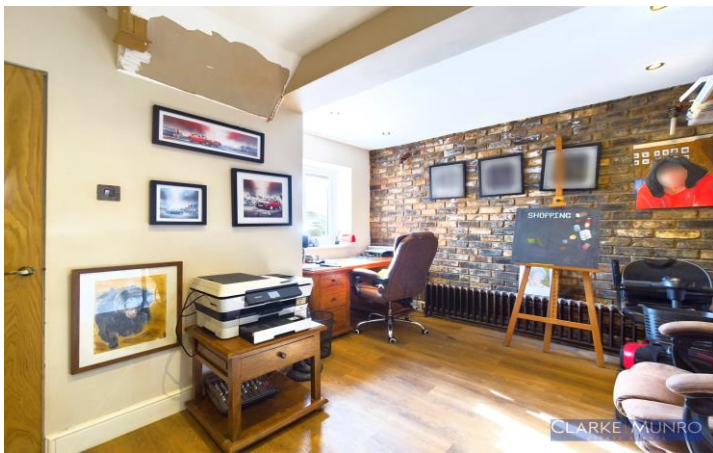


Key Features:

- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN WITH SKY LANTERN AND INTEGRAL APPLIANCES
- IMPRINTED CONCRETE DRIVEWAY FOR MULTIPLE CARS
- EASY TO MAINTAIN WEST FACING GARDEN
- 4 PIECE BATHROOM SUITE
- LARGE PANTRY CUPBOARD AND GROUND FLOOR W/C

Property Description:

Clarke Munro are delighted to welcome to the market this three bedroom semi detached property which has been thoughtfully extended for family life. boasting a fantastic fitted kitchen with integral appliances and sky lantern which allows the light to flood in, there is a useful office room which could double as playroom, and a modern bathroom with 4 piece suite. The property briefly comprises of entrance hall, lounge with bay window to the front, good sized office, living dining kitchen with a range of matching wall and base units with several integrated appliances, large pantry cupboard and ground floor w/c. The first floor has three good sized bedrooms and a bathroom with modern 4 piece suite. Externally there is parking for multiple cars to the front of the property and access to a garage at the rear. The rear garden is enclosed and west facing and easy to maintain, The single garage has been divided and the rear can be utilised as a home gym or whatever suits as there is light and power. The front of the garage is storage space.



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TO VIEW: Tel: **01642 36111**

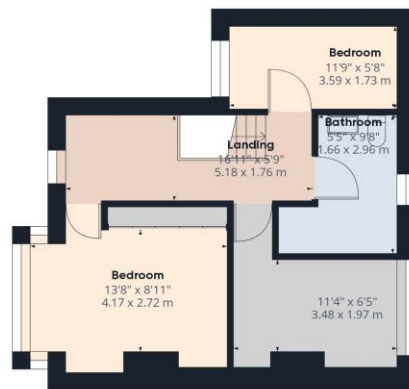
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Approximate total area⁽¹⁾
1151.21 ft²
106.95 m²

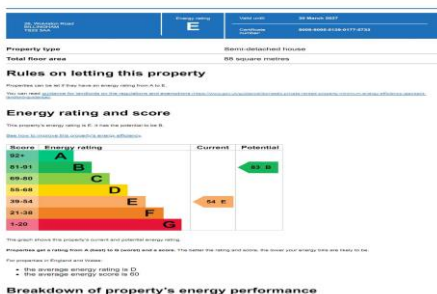


(1) Excluding balconies and terraces

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 performance certificate (EPC)



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.

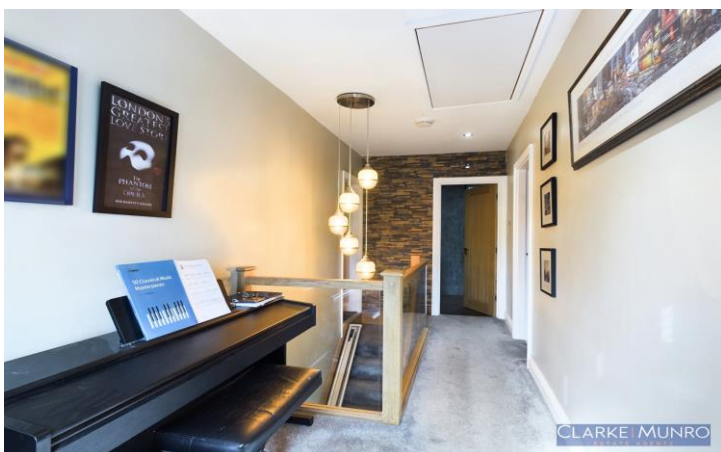
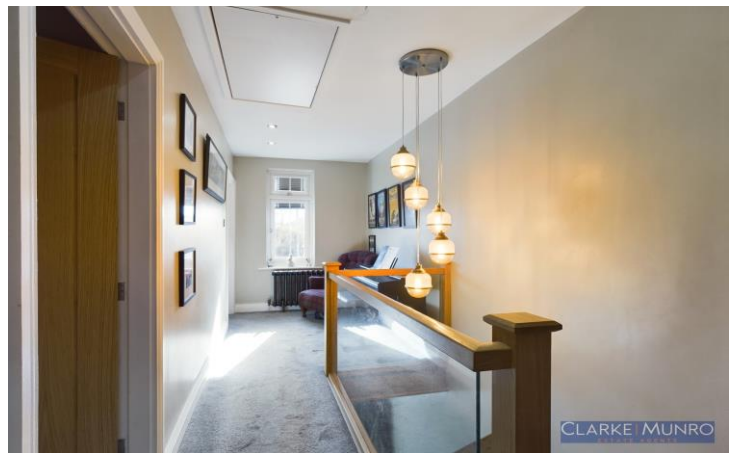
Our Services:

- 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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