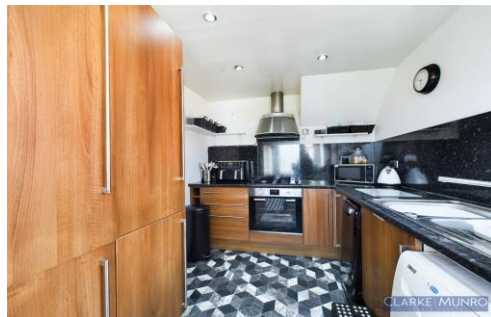


# CLARKE | MUNRO

ESTATE AGENTS

17 Kilnwick Close, Billingham, TS23 3NJ



Price: £165,000



01642 361 111

visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- WELL LOCATED FOR ALL LOCAL AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DRIVEWAY FOR MULTIPLE CARS
- DETACHED GARAGE
- COUNCIL TAX BAND B / EPC RATING C

## Property Description:

Clarke Munro are delighted to welcome to the market this three bedroom semi detached property in popular residential surroundings, boasting off street parking for multiple cars and plenty of potential to extend (STPP). The modern interior briefly comprises entrance hall, lounge with archway through to the dining room with solid wood flooring and kitchen. To the first floor you have three bedrooms and bathroom with modern white suite. Externally there is a smart good sized front garden with driveway accessing a detached garage whilst to the rear is an enclosed garden with two decked areas. Kilnwick Close is located off Low Grange Avenue/Ganstead Way then Cranswick Close.

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TO VIEW: Tel: **01642 36111**

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

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   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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