

# CLARKE | MUNRO

ESTATE AGENTS

12 Greatham Avenue, Stockton-On-Tees, TS18 2QB



Price: Offers in Excess  
of £155,000



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details



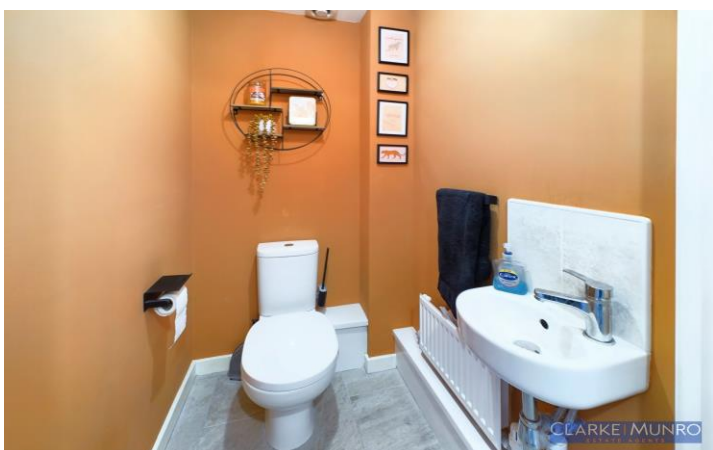
## Key Features:

- SPACIOUS THREE BEDROOM PROPERTY
- MASTER BEDROOM WITH ENSUITE
- GROUND FLOOR CLOAKS/W/C
- ENCLOSED REAR GARDEN WITH SEPARATE GARAGE
- AN EARLY VIEWING IS HIGHLY RECOMMENDED.
- COUNCIL TAX BAND B / EPC RATING B



## Property Description:

Clarke Munro offer for sale this beautifully presented three bedroom end terraced house. This family sized property which was built by Persimmon Homes on the popular Whitewater Glade development offers accommodation comprising of entrance vestibule, lounge, inner hallway, ground floor cloaks/WC, kitchen/dining area. To the first floor you have a landing, bedrooms 2 & 3 and a family bathroom/WC. To the second floor is another landing and master bedroom with en-suite. Externally, there is two allocated parking spaces, in addition to maintained gardens to both the front and rear. Also benefitting from a single garage located in a separate block. This popular estate is located close to all local amenities including Portrack Lane and A19 and a new bridleway provides quick access to Tees Barrage and its facilities. Viewing is highly recommended.





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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		93   A
81-91	B	82   B	
69-80	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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