

CLARKE | MUNRO

ESTATE AGENTS

11 Hogarth Close, Billingham, TS23 3GD



Price: £385,000



01642 361 111

visit clarkemunro.com for details



Key Features:

- EXECUTIVE FOUR BEDROOM DETACHED PROPERTY
- TWO RECEPTION ROOMS AND A CONSERVATORY
- MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES
- TWO FIRST FLOOR BATHROOMS - GROUND FLOOR W/C
- SUBSTANTIAL SOUTH WEST FACING GARDEN
- DOUBLE GARAGE WITH AMPLE DRIVEWAY



Property Description:

Clarke Munro are delighted to offer for sale this substantial Westminster McLean built detached house sitting in a quiet cul de sac setting. Improved throughout by its current owners this gorgeous property is sitting on a generous plot with South West facing rear garden. The ground floor has entrance hall with cloakroom/WC and bundles of living space with lounge, conservatory, large open plan family sized breakfast/kitchen with stylish units with integral appliances including a full sized fridge and freezer, dishwasher and double oven along with warming drawer. A further sitting room which is currently doubled as a play room. The first floor has four good sized bedrooms with Ensuite to the master and family bathroom, both with white suites. Externally, there is a very large rear garden and the double driveway to the front leads up to a double garage with added loft space. Other notable features include a useful boarded loft space with pull down ladder for additional storage, UPVC double glazing and gascentral heating with gas boiler. This particular style of property rarely come up for sale, so an early viewing is well advised.



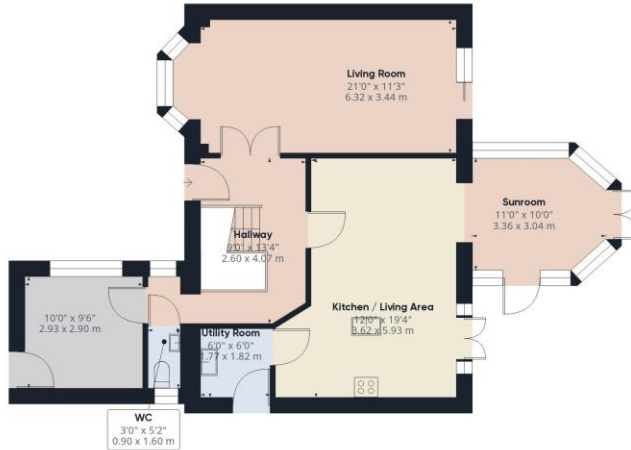
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TO VIEW: Tel: **01642 36111**

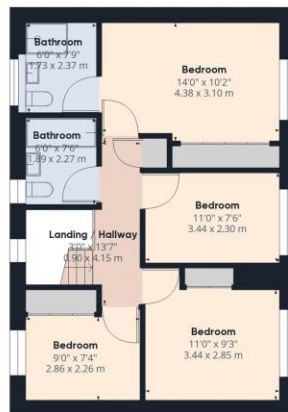
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1506.19 ft²
139.93 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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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