

# CLARKE | MUNRO

ESTATE AGENTS

17 Troon Close, Billingham, TS22 5RD



Price: £235,000



01642 361 111

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

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## Key Features:

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION OF WOLVISTON COURT
- GROUND FLOOR CLOAKS/WC
- CONSERVATORY
- OFF ROAD PARKING & SINGLE GARAGE
- COUNCIL TAX BAND D

## Property Description:

Clarke Munro are delighted to welcome to the market this spacious four bedroom property which is sitting in a lovely, sought after cul de sac on the popular Wolviston Court estate. Internally this lovely home comprises of entrance hall with cloakroom w/c, through to lounge dining room which is the depth of the property and opens on to a lovely conservatory. The kitchen is fitted with a range of matching wall and base units. The first floor has four good sized bedrooms, some with built in storage and an en-suite to the master bedroom. The family bathroom is fitted with 3 piece suite. Gardens to the front and rear of the property and driveway leading to the single integral garage. An early viewing is recommended to avoid disappointment.

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TO VIEW: Tel: **01642 36111**

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

[www.clarkemunro.com](http://www.clarkemunro.com)

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#### 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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