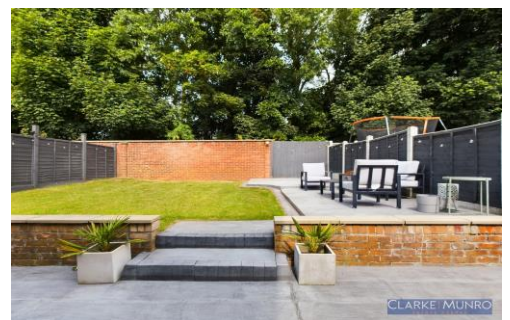


CLARKE | MUNRO

ESTATE AGENTS

38 Tennyson Road, Billingham, TS23 3YX



Price: Offers in Excess
of £220,000



01642 361 111
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Key Features:

- STYLISH THREE BEDROOM DETACHED HOUSE
- REFURBISHED TO SHOWHOME STANDARD THROUGHOUT
- UTILITY ROOM & GROUND FLOOR W/C
- GORGEOUS REAR GARDEN WITH RAISED DINING AREA
- OFF ROAD PARKING
- COUNCIL TAX C

Property Description:

Clarke Munro are excited to bring to the market this exceptional well presented three bedroom detached family home which is in this sought after cul-de-sac on the popular Owington Farm estate of Billingham. This property offers show home standard throughout and briefly comprises of entrance hallway, good sized lounge, dining area into modern kitchen, utility and a ground floor cloaks/WC. To the first floor is landing, three bedrooms and modern family bathroom. Externally to the front is a grassed area with a good sized block paved driveway leading to an attached garage (The garage has been divided into two areas, a storage area to the front and also a useful study/gym to the rear which is accessed from the utility. This can easily be converted back to a garage by removing the partition wall). To the rear is a patterned stone area with steps up to a fence enclosed garden with a dining area.

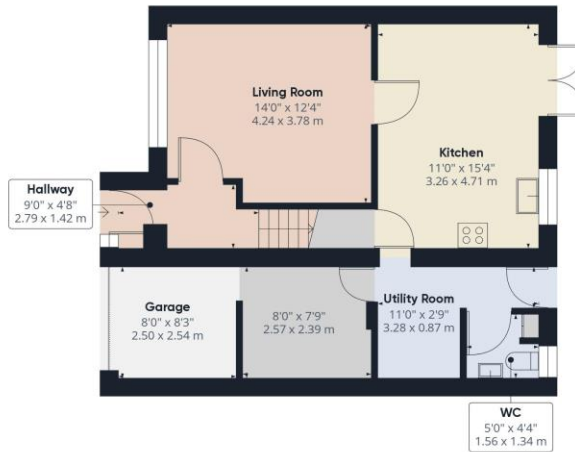
38 Tennyson Road, Billingham, TS23 3YX

TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
985.54 ft²
91.56 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	70 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
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- 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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