

# CLARKE | MUNRO

ESTATE AGENTS

224 Thornaby Road, Thornaby, TS17 8PA



Price: Offers in Excess  
of £100,050



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



## Key Features:

- SIGNIFICANTLY UPGRADED TO THE HIGHEST OF STANDARDS
- DECEPTIVELY SPACIOUS SEMI DETACHED HOUSE
- REFURBISHED WITH NO EXPENSE SPARED
- STYLISH & WELCOMING LOUNGE
- STUNNING FITTED KITCHEN IN A GREY SHAKER STYLE
- EXTRA GARDEN PLOT

## Property Description:

Clarke Munro are delighted to bring to the market this stunning larger style three bedroom semi detached property. If you're looking for a property that is simply "ready to move into" then look no further. Having undergone a comprehensive refurb, the current owners have tastefully upgraded every aspect of the property and early viewing is strongly recommended. As well as a stunning interior, this property comes with lovely open aspect views to the rear. The deceptively spacious floorplan comprises a stylish & welcoming Lounge leading into a dining room and finishing the ground floor is stunning fitted kitchen in a grey shaker style. To the first floor you have three bedrooms and a modern family bathroom with 4 piece suite. Loft space is currently used as a cinema room. Externally to the front you have off road parking for 2 vehicles whilst to the rear is a good sized garden with fabulous open aspect and river views with an extra garden plot and a double garage. This property is not to be missed!!



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TO VIEW: Tel: **01642 36111**

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

**www.clarkemunro.com**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	65   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.

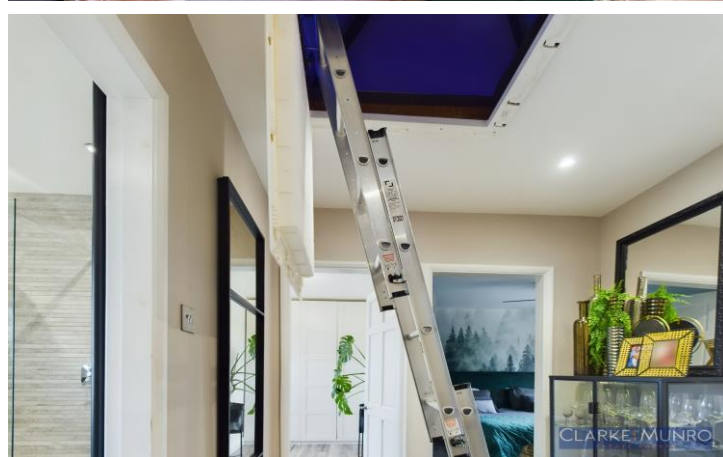
#### Our Services:

- 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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