

# CLARKE | MUNRO

ESTATE AGENTS

47 Bielby Avenue, Billingham, TS23 3YG



Price: £215,000



01642 361 111

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





## Key Features:

- SPACIOUS THREE BEDROOM DETACHED HOUSE
- STYLISHLY DECORATED THROUGHOUT WITH A VERY TASTEFUL EYE
- GROUND FLOOR CLOAKS W/C
- STUNNING KITCHEN WITH DINING AREA
- CONSERVATORY OVERLOOKING A BEAUTIFUL REAR GARDEN
- OFF ROAD PARKING LEADING TO AN ATTACHED GARAGE

## Property Description:

Clarke Munro invite you to step inside this beautifully presented three bedroom detached family home located in this sought after residential area of Billingham. Decorated throughout with a tasteful eye this property really does need to be internally viewed to appreciate the style and space it has to offer. If you're looking for a property that is simply "ready to move into" then look no further. The deceptively spacious floorplan comprises entrance hallway with stairs leading to the first floor, modern ground floor w/c, spacious and light lounge with beautiful modern fire surround, stunning kitchen with dining area leading onto a good sized conservatory. To the first floor are three bedrooms and a contemporary family bathroom. Externally to the front is a lawned garden with driveway accessing the garage whilst to the rear is a good sized lawned garden with patio area.



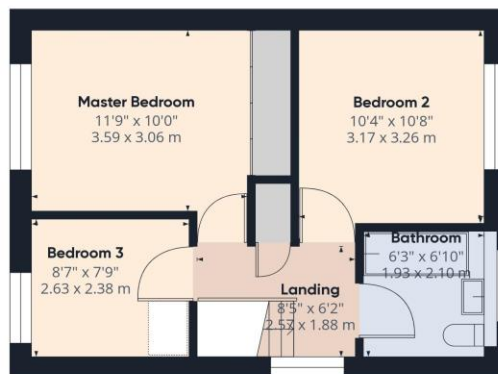
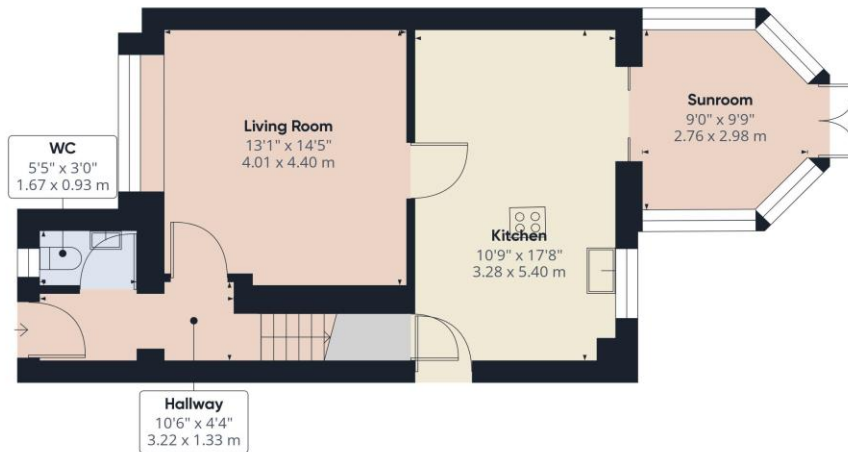
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TO VIEW: Tel: **01642 36111**

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

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Approximate total area<sup>1)</sup>  
962.83 ft<sup>2</sup>  
89.45 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 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 Clark 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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