

# CLARKE | MUNRO

ESTATE AGENTS

40 Neasham Avenue, Billingham, TS23 3QX



Price: £105,000



01642 361 111

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



## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- WELL LOCATED FOR ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 



## Property Description:

Clarke Munro are delighted to introduce this wonderful three-bedroom terraced family home in a popular location in TS23. Benefitting from a chain free sale and excellent condition throughout, the ground floor consists of a charming reception room to the front of the property and a well appointed kitchen to the rear, ground floor WC and useful dining room which could double as a play room and access to the private garden. Upstairs, three bedrooms and a stylish modern family bathroom. The property further benefits from green surroundings and enclosed gardens to the front and rear. This well-built property, balancing practicality and comfort, would be an ideal option for those seeking an attractive living space.



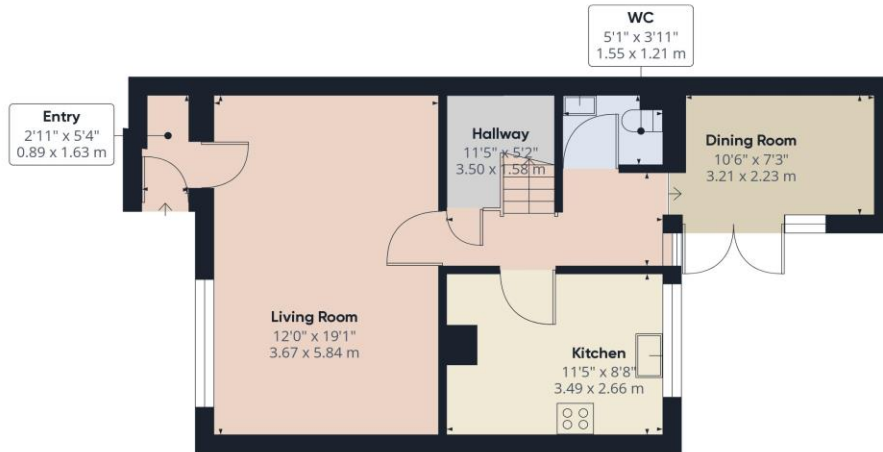
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TO VIEW: Tel: **01642 36111**

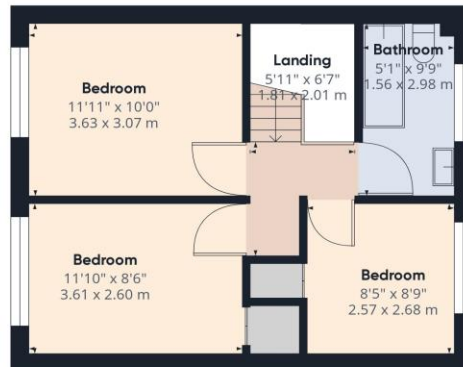
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
920.1 ft<sup>2</sup>  
85.48 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.

GIRAFFE 360

## 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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