

# CLARKE | MUNRO

ESTATE AGENTS

38 Brinkburn Road, Norton, TS20 2DF



Price: £117,500



01642 361 111

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



## Key Features:

- MATURE BAY FRONTED MID TERRACE HOUSE
- THREE BEDROOMS
- MODERN KITCHEN/DINER IN WHITE HI GLOSS WITH INTEGRATED APPLIANCES
- STUNNING BATHROOM WITH WHITE 4 PIECE SUITE
- GAS CENTRALLY HEATED / UPVC DOUBLE GLAZED
- FRONT GARDEN & GOOD SIZED SOUTH WEST FACING REAR GARDEN WITH PATIO

## Property Description:

Clarke Munro are delighted to bring to the market this attractively presented three bedroom mature bay fronted mid terraced property providing family accommodation ideal for first time buyers and enjoys good access to local shopping and main commuting routes. Move in ready this home must be viewed to truly appreciate what it has to offer. The ground floorplan consists of an entrance hallway with stairs leading to the first floor, lovely lounge swamped with light from the bay window and a modern white hi-gloss kitchen/diner with many integrated appliances. To the first floor you have three bedrooms and a stunning modern bathroom with white four piece suite. The property comes with the benefit of gas central heating & fully double glazed. Externally to the front you have a fence enclosed garden whilst to the rear is a good sized South Westerly facing garden laid mainly to lawn with patio area.

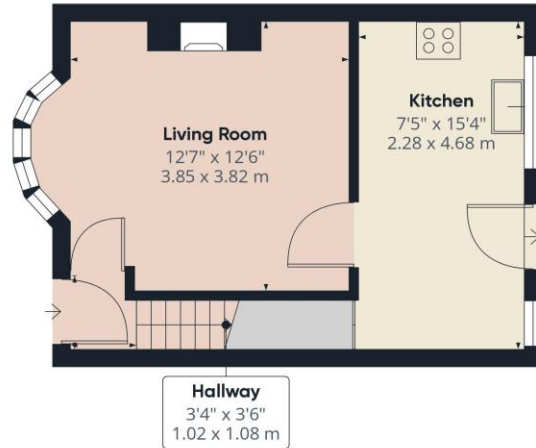
# 38 Brinkburn Road, Norton, TS20 2DF

TO VIEW: Tel: **01642 36111**

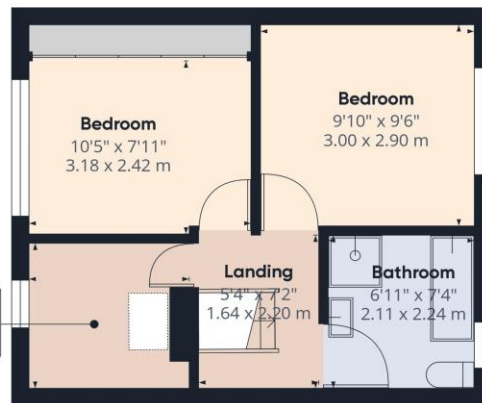
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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

**CLARKE | MUNRO**  
ESTATE AGENTS



Ground Floor



Floor 1

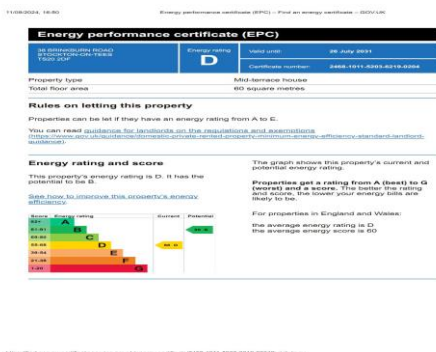
Approximate total area<sup>(1)</sup>  
627.32 ft<sup>2</sup>  
58.28 m<sup>2</sup>

(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.

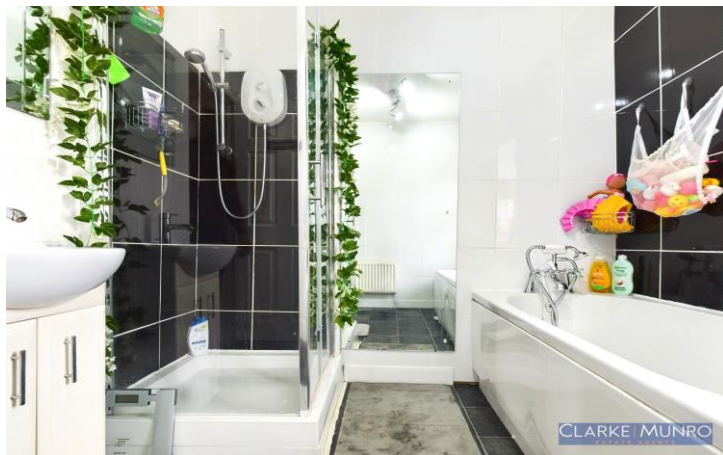
## Our Services:

- 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 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.

# 38 Brinkburn Road, Norton, TS20 2DF



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