

CLARKE | MUNRO

ESTATE AGENTS

23 Cayton Drive, Billingham, TS22 5BZ



Price: £165,000



01642 361 111

visit clarkemunro.com for details



Key Features:

- EXTENDED 'MOORE & CARTWRIGHT' SEMI DETACHED HOUSE
- SMARTLY PRESENTED THROUGHOUT
- GOOD SIZED LOUNGE/DINER & EXTENDED KITCHEN/BREAKFAST ROOM
- UPVC DOUBLE GLAZED, GAS CENTRALLY HEATED, GREAT LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING LEADING ONTO THE GARAGE
- SOUTH FACING REAR GARDEN



Property Description:

Clarke Munro are delighted to have been instructed to market this smartly presented and extended 'Moore & Cartwright' three bedroom semi detached house located in the ever popular Wolviston Court Estate. This property benefits from gas central heating, uPVC double glazing and plenty of storage. The accommodation briefly comprises a welcoming hallway leading onto a good sized lounge/diner with bay window flooding the room with light, extended kitchen/diner with plenty of wall and base units. To the first floor you have three bedrooms and a family bathroom with white suite. Externally you have a lovely South facing rear garden with patio and garden laid mainly to lawn whilst to the front is a wall enclosed garden laid to lawn with driveway providing off road parking leading onto the attached garage. Perfectly located for Priors Mill and St. Pauls Primary Schools, Northfield Secondary School along with Billingham Golf Course and Club House all being within walking distance.



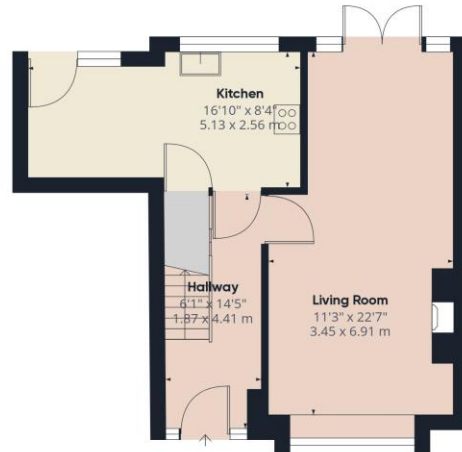
23 Cayton Drive, Billingham, TS22 5BZ

TO VIEW: Tel: **01642 36111**

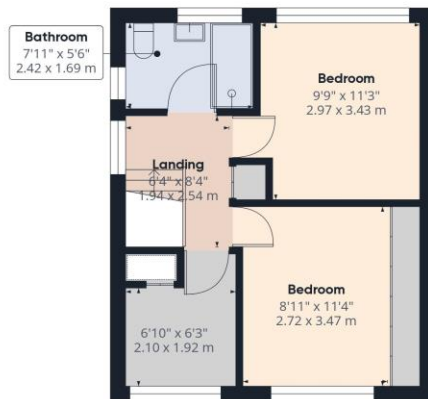
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
845.72 ft²
78.57 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.

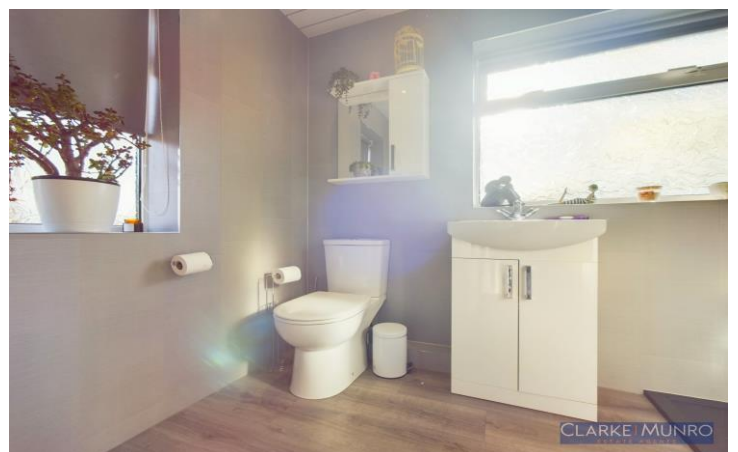
Our Services:

- 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 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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