

CLARKE | MUNRO

ESTATE AGENTS

11 Woodham Road, Billingham, TS23 3SJ



Price: £189,950



01642 361 111

visit clarkemunro.com for details



Key Features:

- SPACIOUS 4 BEDROOM PROPERTY
- THOUGHTFULLY EXTENDED TO THE GROUND FLOOR AND INTO ROOF SPACE
- GENEROUS CORNER PLOT
- MODERN FITTED KITCHEN WITH SOME INTEGRAL APPLIANCES
- BATHROOM WITH 3 PIECE SUITE
- SINGLE GARAGE AND DRIVEWAY TO THE REAR



Property Description:

Clarke Munro welcome to the market this deceptively spacious four bedroom semi detached property. Thoughtfully extended providing ample space for family life, this property is ready to move into and enjoy. Sitting on a large corner plot, the property also ticks all boxes externally too. The property comprises of entrance porch which opens into entrance hall, to the left you enter the lounge space which opens up to the generous dining area then to the kitchen which has been extended, the modern wall and base units have some integral appliances and lovely island allowing for breakfast area. To the right of the entrance hall is a good sized conservatory that would adapt itself for many uses. The first floor has three bedrooms, two doubles and a single, and bathroom w/c with white modern suite. A further fixed staircase gives you access to the fourth bedroom in the loft space, this has velux windows and storage in the eaves. Externally there is off road parking to the rear where there is a single garage, lawned gardens to the side and rear along with decked area, and a seating area which has some artificial turf, and block paved pathways.



11 Woodham Road, Billingham, TS23 3SJ

TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



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.

11 Woodham Road, Billingham, TS23 3SJ



01642 361 111

visit clarkemunro.com for details