

CLARKE | MUNRO

ESTATE AGENTS

3 Musgrave Terrace, Wolviston, Billingham, TS22 5LB



Price: £159,950



01642 361 111

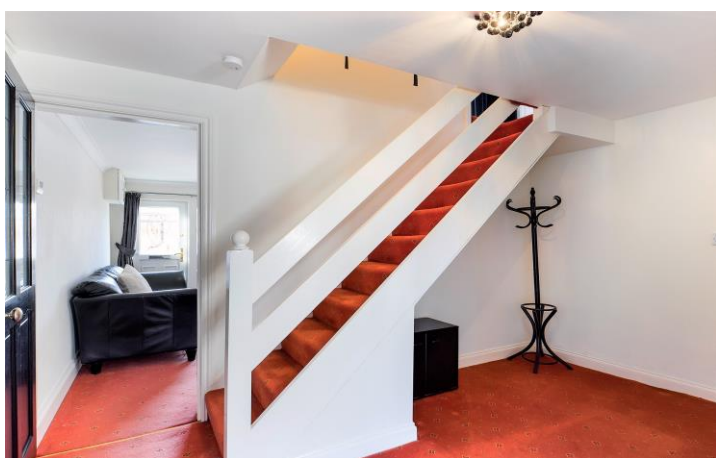
visit clarkemunro.com for details

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Key Features:

- Extended two-bedroom cottage
- Prime Wolviston location
- Potential to further modernise easily
- Chain-free sale



Property Description:

Clarke Munro are delighted to introduce this wonderful extended three bedroom cottage located on a popular street in TS22, just off Wolviston High Street. Benefiting from potential to update easily, the ground floor consists of a spacious reception room to the front of the property and a well-appointed kitchen to the rear with access to the rustic rear patio garden. Upstairs, two well-proportioned double-bedrooms and a neutral bathroom. The property further benefits from a chain-free sale.



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TO VIEW: Tel: **01642 361111**

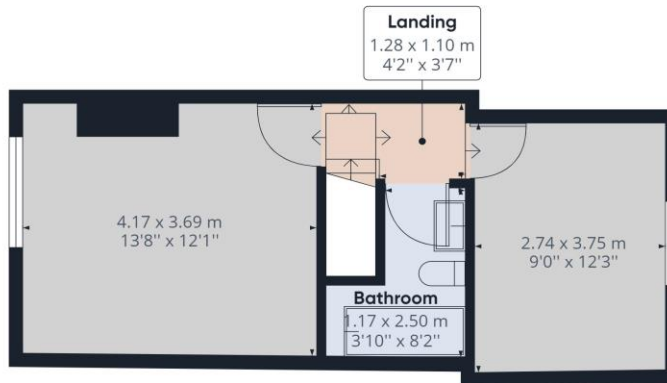
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

www.clarkemunro.com

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

687.85 ft²
63.90 m²

Reduced headroom

5.14 ft²
0.48 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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