

# CLARKE | MUNRO

ESTATE AGENTS

3 Musgrave Terrace, Wolviston, Billingham, TS22 5LB



Price: £159,950



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



## 3 Musgrave Terrace, Wolviston, Billingham, TS22 5LB



### 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.



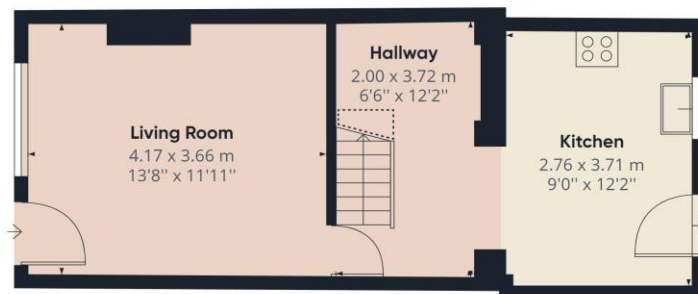
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TO VIEW: Tel: **01642 361111**

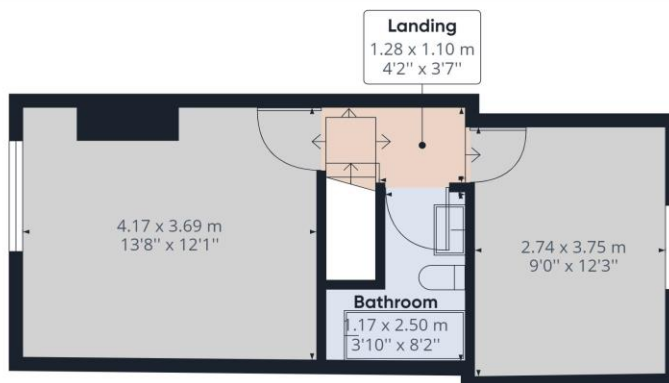
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

687.85 ft<sup>2</sup>  
63.90 m<sup>2</sup>

Reduced headroom

5.14 ft<sup>2</sup>  
0.48 m<sup>2</sup>

(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.



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