

CLARKE | MUNRO

ESTATE AGENTS

82 Bowes Road, Billingham, TS23 2BX



Price: £179,950



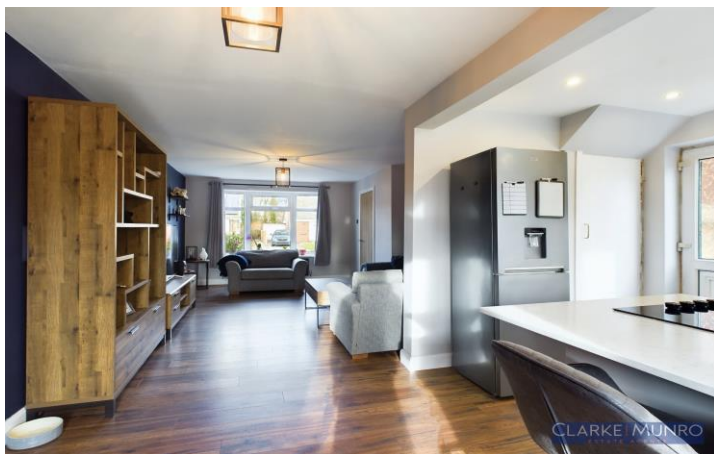
01642 361 111
visit clarkemunro.com for details

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Key Features:

- THREE BEDROOM DETACHED PROPERTY
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN TO OPEN PLAN DINING AREA AND LOUNGE
- MODERN SHOWER ROOM WITH 3 PIECE SUITE
- ALL WEATHER SOUTH FACING REAR GARDEN
- TENURE - FREEHOLD



Property Description:

Clarke Munro welcome to the market this improved three bedroom detached property in popular high grange surroundings. The modern open plan ground floor living space comprises of entrance hall, lounge to open plan dining kitchen fitted with modrn hi gloss units with french doors out to the garden. To the first floor are 3 spacious bedrooms and modern fitted shower room with three piece suite. To the front of the property is a driveway providing off street parking and a private enclosed rear garden which has been landscaped to be an all weather garden. Early viewing recommended to avoid disappointment.



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TO VIEW: Tel: **01642 36111**

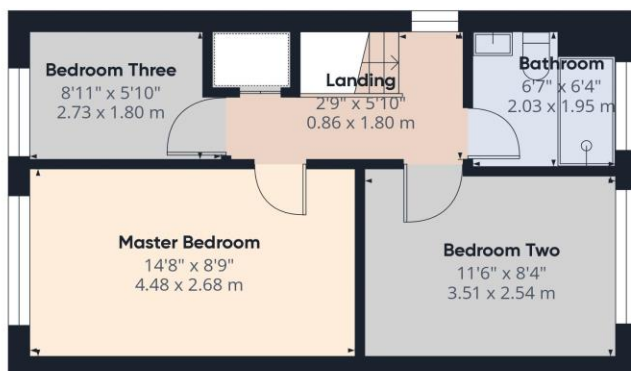
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

www.clarkemunro.com

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
760.58 ft²
70.66 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 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.



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