

CLARKE | MUNRO

ESTATE AGENTS

16 North Park, Billingham, TS23 3SX



Price: £155,000



01642 361 111
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING WITH EXTRA STUDY/PLAYROOM
- CONTEMPORARY KITCHEN WITH HI GLOSS UNITS AND GRANITE WORKSURFACES
- GARDENS FRONT AND REAR
- OFF STREET PARKING



Property Description:

Clarke Munro bring to the market this fantastic three bedroom property with extra ground floor living space. Fitted with a lovely modern kitchen and granite worksurfaces, the open plan living really gives itself to modern family life. Internally, a entrance hall opens into a great size open plan dining kitchen space, a converted garage can be utilised as a fourth bedroom or playroom come study. The lounge is at the rear with french doors to the rear garden, then a useful utility space with plumbing for washing machine. The first floor has three double bedrooms and a family bathroom with three piece suite. Externally off street parking and an enclosed rear garden mainly laid to lawn with patio area.



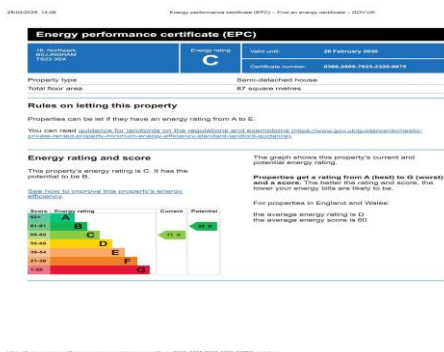
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TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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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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Entrance Porch

Double glazed door, opens into open plan kitchen.

Open Plan Kitchen

Staircase to first floor, range of high gloss units, space for oven, built in extractor fan, stainless steel splash backs, granite work surfaces, stainless steel sink unit & drainer with chrome mixer tap, double glazed window to front, radiator.

Dining Area

Two radiators, laminate flooring.

Living Room

Radiator, double glazed window to rear, double glazed French doors to rear.

Utility Room

Roll top laminate work surface, double glazed window to rear, plumbing for washing machine.

Converted Garage / Study / Bed 4

Double glazed window to front, radiator, walk in cupboard.

First Floor Landing

Doors off to all rooms.

Bedroom 1

Two double glazed windows to rear, laminate flooring.

Bedroom 2

Double glazed window to side, radiator, laminate flooring.

Bedroom 3

Double glazed window to front, radiator, laminate flooring.

Bathroom

Three piece white suite comprising; panelled bath with glass shower screen, electric shower, pedestal wash hand basin, close coupled w/c, part tiled walls, radiator, wood effect vinyl flooring.

Externally

Enclosed garden mainly laid to lawn with patio area.

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