

CLARKE | MUNRO

ESTATE AGENTS

5 South Avenue, Billingham, TS23 1DD



Price: £235,000



01642 361 111
visit clarkemunro.com for details



Key Features:

- FANTASTIC THREE BEDROOM DETACHED FAMILY HOME
- STUNNING EXTENSION TO THE REAR TO PROVIDE FAMILY DINING SPACE
- AMAZING FITTED KITCHEN WITH INTEGRAL APPLIANCES
- UTILITY ROOM / GROUND FLOOR WC
- GENEROUS REAR GARDEN WITH LAWN AND PATIO AREA
- SOLAR PANELS (OWNED)

Property Description:

Clarke Munro are delighted to introduce this simply stunning three bedroom detached home which has been thoughtfully extended and designed with family life in mind. Sitting on a generous plot, this great property boasts contemporary style throughout with high spec fixtures and fittings in abundance.

Internally the property comprises of entrance hall with stairs to first floor, lounge with square bow window, pocket doors leading to the stylish kitchen which is fitted with a range of soft blue hi gloss units, quartz work surfaces and integral appliances. Next is the showstopping extension, the space this adds is amazing, within the extension is a cloakroom w/c and utility room, vaulted ceilings and velux windows. The first floor has two double bedrooms and a single some with built in storage and a modern bathroom w/c with white suite. There is also a retractable ladder to allow loft access for storage. Externally, the established garden has a beautiful patio area, planted beds, barked and generous lawn areas too. A great benefit to this property also are the solar panels which are owned by the property. The detached garage is the final piece of this fantastic home, with roller door and light and power.

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TO VIEW: Tel: **01642 36111**

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

www.clarkemunro.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	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.

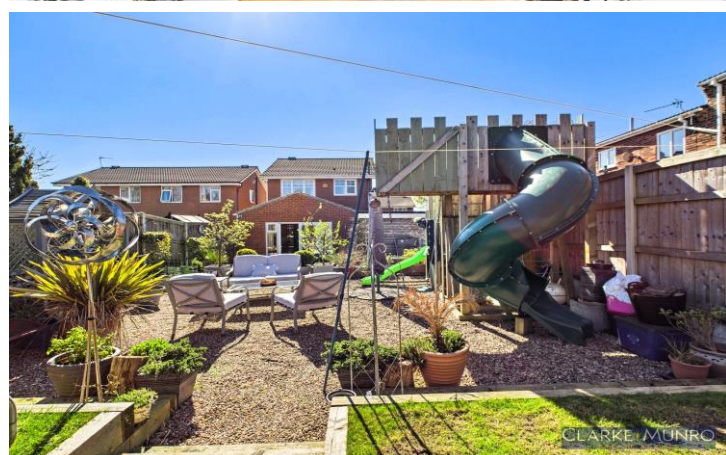
Our Services:

- 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.



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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