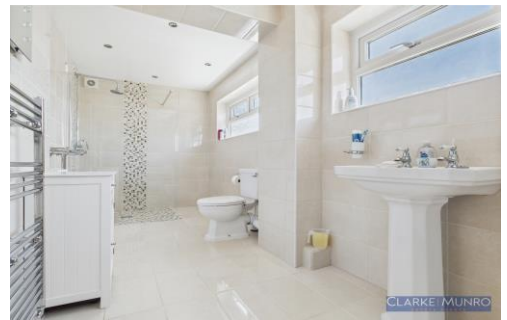


CLARKE | MUNRO

ESTATE AGENTS

95 Wallington Road, Billingham, TS23 3XQ



Price: £210,000



01642 361 111
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Key Features:

- NO ONWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- FOUR GREAT SIZED BEDROOMS
- LARGE LUXURY BATHROOM
- EASY TO MAINTAIN GARDENS FRONT AND REAR
- COUNCIL TAX BAND C / EPC RATING tbc



Property Description:

Clarke Munro welcome to the market this beautifully appointed 2-story residence which offers a refined living experience with four bedrooms and one luxuriously fitted bathroom, complete with both bath and shower facilities on the first floor. The property has been thoughtfully adapted for family life on the ground floor and the first floor. Only upon internal viewings will it be fully appreciated. Internally the property comprises of entrance hall, through lounge dining room, kitchen with range of matching wall and base units with several integral appliances, and a second lounge which was formally the garage. The first floor has four spacious bedrooms and a large contemporary bathroom with 4 piece suite. Externally the rear of the property is a fantastic all weather garden with a block paved patio and artificial lawn and planted borders. The front has off-road parking for two cars.



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TO VIEW: Tel: **01642 36111**

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

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
117.3 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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.

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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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