

# CLARKE | MUNRO

ESTATE AGENTS

25 Windermere Avenue, Billingham, TS23 1JL



Price: £105,000



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



## Key Features:

- NO ONWARD CHAIN
- 3 BEDROOM MID TERRACE
- MODERN FITTED KITCHEN WITH SPACE FOR APPLIANCES
- USEFUL LOFT SPACE WITH FIXED STAIRS
- CONSERVATORY
- FRONT AND REAR GARDENS

## Property Description:

Clarke Munro welcome to the market this spacious bay fronted mid terraced house is available with the benefit of no onward chain. Benefitting from useful loft space accessed via fixed staircase, and conservatory opening into the rear garden, this lovely home is ideal for growing families. Accommodation briefly comprises; entrance porch to hall, dual aspect lounge, dining kitchen with a range of matching wall and base units leading to ground floor w/c and the conservatory. The first floor has three Bedrooms & Bathroom w/c, then a fixed staircase leading to useful loft space Externally, there is a walled front garden with an alley to the rear garden. Warmed by gas fired heating with UPVC double glazing.





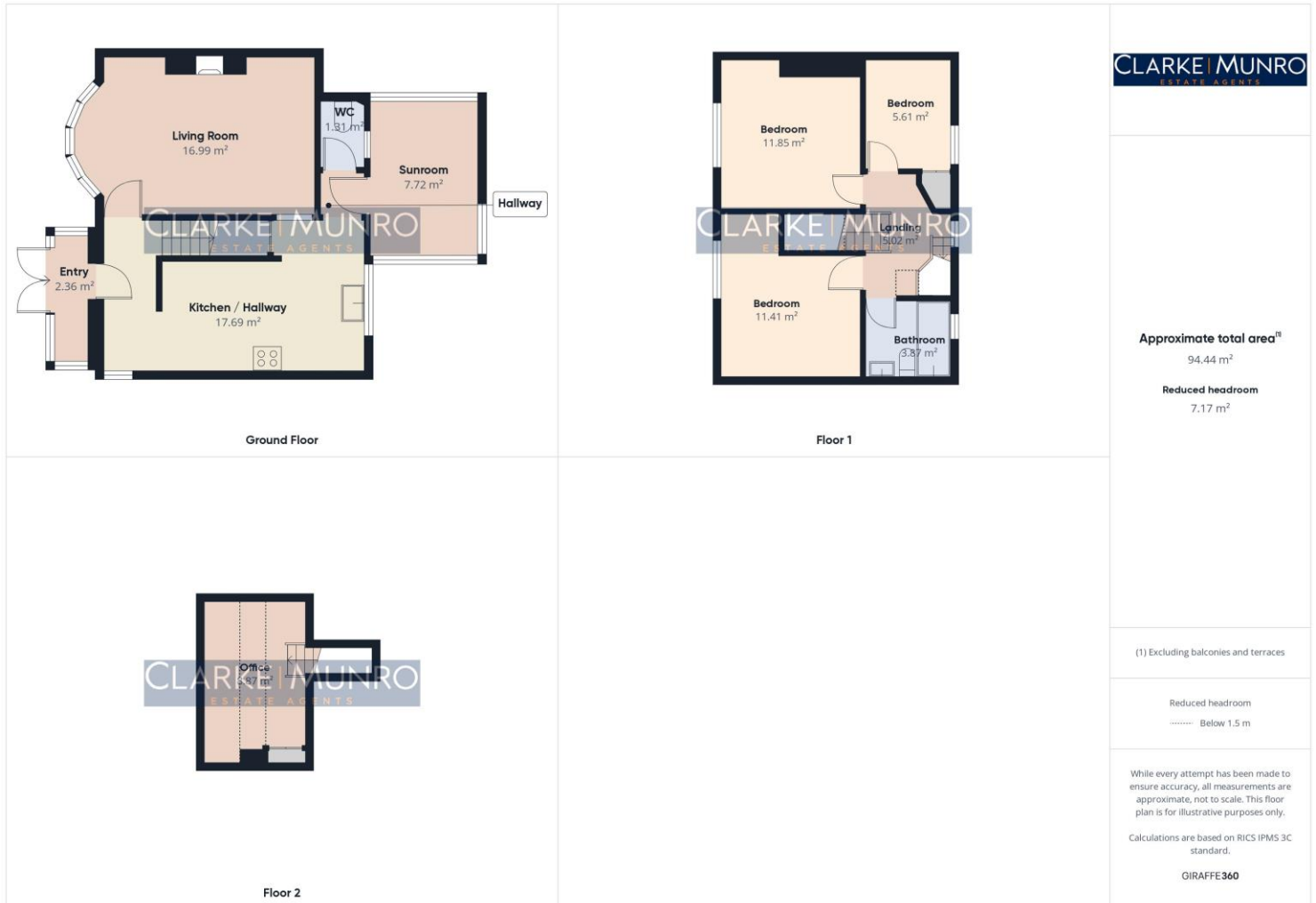
# 25 Windermere Avenue, Billingham, TS23 1JL

TO VIEW: Tel: **01642 36111**

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

[www.clarkemunro.com](http://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:

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- State of the Art Virtual walk-throughs and floor plans on every property
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- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



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## **Entrance Porch**

Double glazed entrance door, double glazed windows to front & side.

## **Entrance Hallway**

Staircase to first floor, radiator.

## **Lounge**

Double glazed bay window to front with window seat, radiator.

## **Dining Kitchen**

Double glazed windows to side & rear, range of matching wall & base white units with stone effect laminate work surfaces, space for appliances, tiled splashbacks, 1 1/2 sink unit & drainer with chrome mixer tap, understairs cupboard, wood effect flooring.

## **Rear Lobby**

With cloakroom w/c having close coupled w/c, wash hand basin in vanity unit.

## **Conservatory**

Wood effect flooring, sliding patio doors to rear, double glazed windows to side.

## **First Floor Landing**

Double glazed window to rear, radiator, fixed staircase leads to loft space with Velux window to rear, radiator, storage in eaves.

## **Bedroom 1**

Double glazed window to front, built in storage, radiator.

## **Bedroom 2**

Double glazed window to front, built in storage, radiator.

## **Bedroom 3**

Double glazed window to rear, radiator, cupboard housing boiler.

## **Bathroom**

Three piece white suite, tiled walls & PVC clad walls, white panelled bath with chrome mixer taps, mixer shower above with shower screen, w/c, pedestal wash hand basin, chrome heated towel rail, wood effect flooring.

## **Externally**

Easy to maintain front garden. Rear garden with patio area & lawned area, shrubs & trees.

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