CLARKEIMUNRO

12 Wallington Court, Billingham, TS23 3UZ

















Price: £85,000





01642 **361 111** visit clarkemunro.com for details

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Key Features:

- TWO BED FIRST FLOOR FLAT
- OPEN PLAN LOUNGE KITCHEN AREA
- LEASE HAS BEEN EXTENDED WITH 140
 YEARS REMAINING
- GREAT INVESTMENT OPPORTUNITY
- SOUGHT AFTER LOCATION
- TENURE LEASEHOLD 140 years remaining (no ground rent or service

Property Description:

Clarke Munro are delighted to offer for sale this beautifully presented two-bedroom first floor flat, perfectly positioned in a highly sought-after location overlooking Marsh House Avenue. Offered with the benefit of no onward chain, this property combines modern convenience with a bright and airy living space. The flat boasts UPVC double glazed windows and gas central heating with a combi boiler, ensuring comfort all year round. The accommodation comprises a welcoming entrance hall, a spacious open-plan lounge with a sleek hi-gloss kitchen, two well-proportioned bedrooms, and a contemporary bathroom with WC. Outside, the property enjoys a generous, easy-to-maintain garden at the rear, ideal for relaxing or entertaining, and designated for the private use of the owner. Additional convenience is provided by nearby communal parking bays. An excellent investment opportunity or a perfect first home, the lease has been extended with 140 years remaining providing long-term security and peace of mind as well as no ground rent or service charge, making it an even more attractive proposition.



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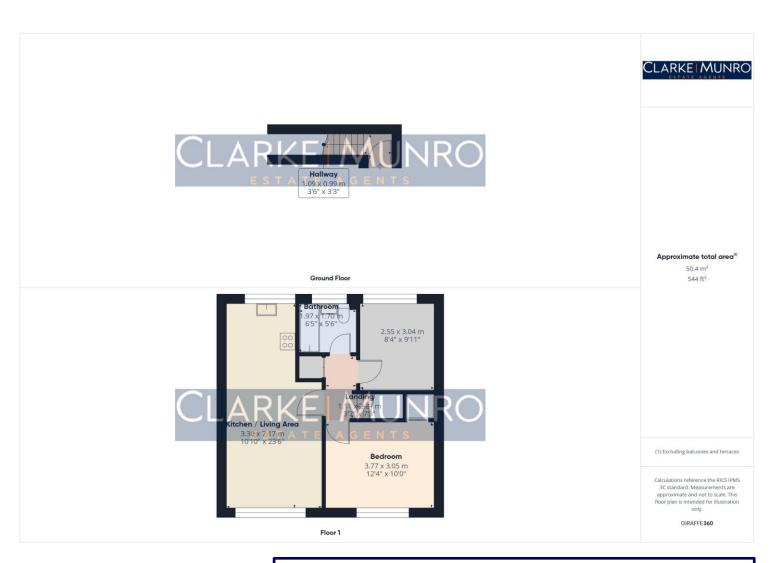
TO VIEW: Tel: 01642 36111

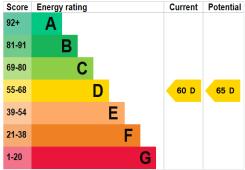
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

CLARKE MUNRO

ESTATE AGENTS

www.clarkemunro.com





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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