

CLARKE | MUNRO

ESTATE AGENTS

12 Wallington Court, Billingham, TS23 3UZ



Price: £85,000



01642 361 111
visit clarkemunro.com for details



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 charge)

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.

www.clarkemunro.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 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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