

CLARKE | MUNRO

ESTATE AGENTS

11 Tanton Grove, Billingham, TS22 5DQ



Price: £160,000 REASONABLE OFFERS CONSIDERED



01642 361 111
visit clarkemunro.com for details

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Key Features:

- Chain-free Moore & Cartright semi-detached bungalow.
- Two double bedrooms
- Located in a quiet cul-de-sac just off the popular Sandy Lane.
- Light and spacious lounge with a welcoming entrance hall.
- Generous kitchen/diner with plenty of cupboard and worktop space.
- Two well-proportioned bedrooms and a modern shower room.

Property Description:

Situated in a quiet cul-de-sac just off the ever-popular Sandy Lane, Clarke Munro are delighted to offer for sale this chain-free Moore & Cartright semi-detached bungalow offering an excellent opportunity for buyers looking for a home with generous space and the chance to add their own personal touch. Set back from the road, the property benefits from a long driveway leading to a garage, providing ample off-road parking. To the rear is a Westerly facing garden, enjoying afternoon and evening sun and offering a good degree of privacy with similar bungalows behind meaning the garden is not overlooked. The accommodation is well laid out and full of natural light. A welcoming entrance leads to a spacious lounge, while the good-sized kitchen/diner provides plenty of cupboard storage and worktop space, ideal for everyday living. There are two well-proportioned bedrooms and a modern shower room, completing the internal accommodation. The property is ready for someone to make it their own without compromising on space, making it ideal for downsizers or those looking to personalise a home to their taste. Conveniently positioned, the bungalow enjoys fantastic transport links and is within easy walking distance of essential shops, reputable schools and public transport, making day-to-day living simple and accessible. Accommodation comprises: entrance hall, light and spacious lounge, two bedrooms, modern shower room and a generous kitchen/diner. Externally there is wall enclosed garden laid mainly to lawn and a driveway, garage and a private westerly facing rear garden. Early viewing is highly recommended to appreciate the location, potential and lifestyle this property offers.

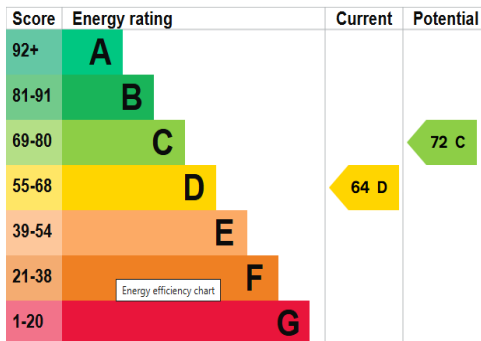
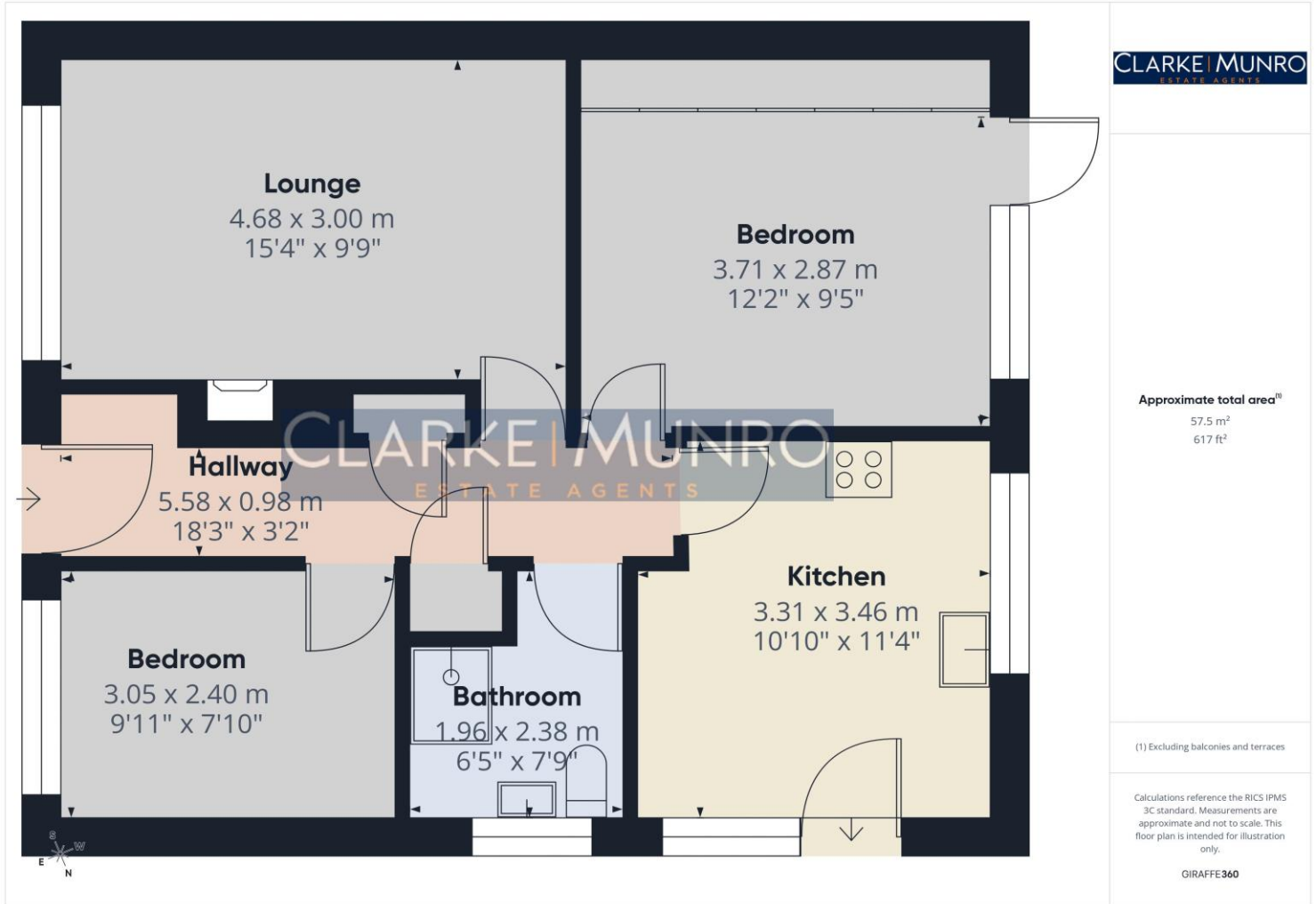
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TO VIEW: Tel: **01642 361111**

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

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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.

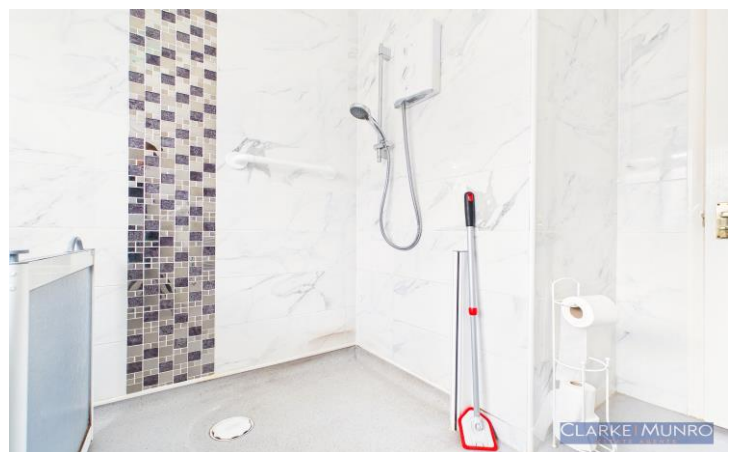
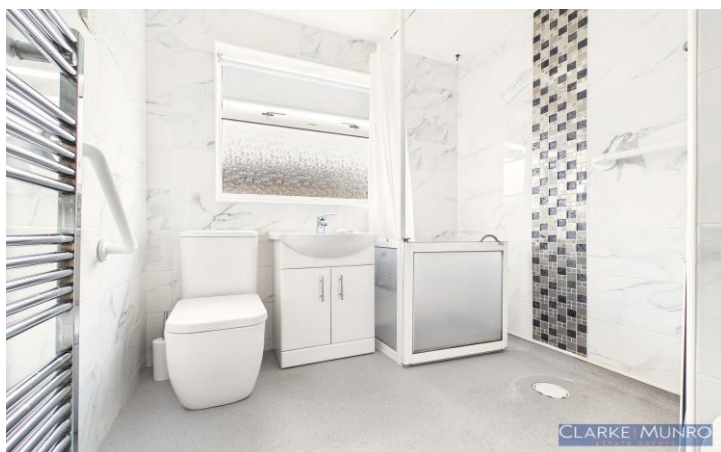
Our Services:

- 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 Clarke 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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