

# CLARKE | MUNRO

ESTATE AGENTS

33 Culross Grove, Fairfield, TS19 7SQ



Price: £129,999



01642 361 111

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



## Key Features:

- Spacious semi-detached bungalow with versatile living space.
- Two double bedrooms
- Useful conservatory adjoining the garage, suitable for additional living or utility space.
- Gardens front and rear
- No onward chain
- Location: Highly sought-after and popular Fairfield area.

## Property Description:

Clarke Munro are delighted to bring to the market this well-presented two bedroom semi-detached bungalow, located in the highly sought-after and popular area of Fairfield. The property boasts spacious and versatile accommodation, including a welcoming lounge, a fitted kitchen, two generous double bedrooms and a shower room. A useful conservatory adjoins the garage, providing additional living space or a practical utility area. Externally, the bungalow benefits from a driveway providing off-road parking and a single garage, along with a neat, low-maintenance front garden. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers or investors. Early viewing is strongly recommended to avoid disappointment, as interest is expected to be high.

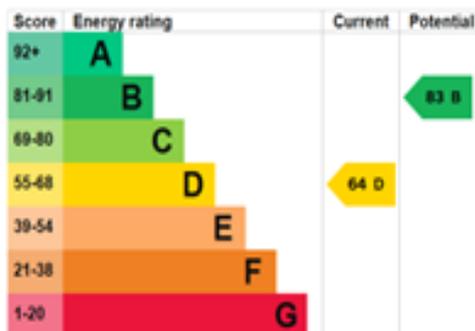
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TO VIEW: Tel: **01642 36111**

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:

- 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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