

BRANDON CLOSE, BILLINGHAM, TS23 2TH



- ▲ Comfortable & Nicely Presented House
- ▲ Can be Sold with No Chain or With an Existing Tenant
- ▲ Good Size Rear South Facing Garden
- ▲ Parking for a Couple of Cars & Situated in a Close
- ▲ Lounge, Conservatory & Kitchen with Modern Style Units
- ▲ One Bedroom & Bathroom with a Modern White Suite
- ▲ UPVC Double Glazed Windows
- ▲ Central Heating From the Combi Boiler

£85,000

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This comfortable and very affordable one bedroom house would make an ideal first time buyer place or a ready to rent property. The property can be offered to the market with a CHAIN FREE sale or sold with a tenant in situ paying £550 PCM.

Its standout feature is the large south facing rear garden, but it also features gas central heating with combi boiler and UPVC double glazed windows.

The accommodation comprises very briefly, vestibule, lounge, conservatory, and kitchen with modern high gloss units. The first floor has one bedroom and shower room.

GROUND FLOOR

VESTIBULE

LOUNGE - 3.5m x 4.04m (max) (11'6" x 13'3" (max))

With staircase to the first floor. Modern fire surround and electric suite.

SUNROOM - 3.68m x 2.24m (12'1" x 7'4")

With access to the rear garden.

KITCHEN - 1.6m x 4.06m (5'3" x 13'4")

Folding doors from the lounge to the kitchen. With a built-in electric oven and hob. Range of high gloss units, chrome and glass extractor fan, freestanding washing machine and fridge freezer.

FIRST FLOOR

LANDING

Shelved storage cupboard. Access to the loft space.

BEDROOM ONE - 3.6m x 3.05m (11'10" x 10')

Storage cupboard with hanging rail and a cupboard housing the wall mounted gas combination boiler.

BATHROOM

Coloured low flush WC and pedestal wash hand basin. Walk-in shower with electric shower and a sliding screen. Part tiled walls and chrome effect heated towel radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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EXTERNALLY

PARKING

Driveway for off road parking.

GARDENS

Side gate leads to a private and generous size enclosed rear garden with two lawns, patio/seating area, established bushes and trees and a cold water tap.

AGENTS REF: - MH/LS/BIL210313/27092021

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**

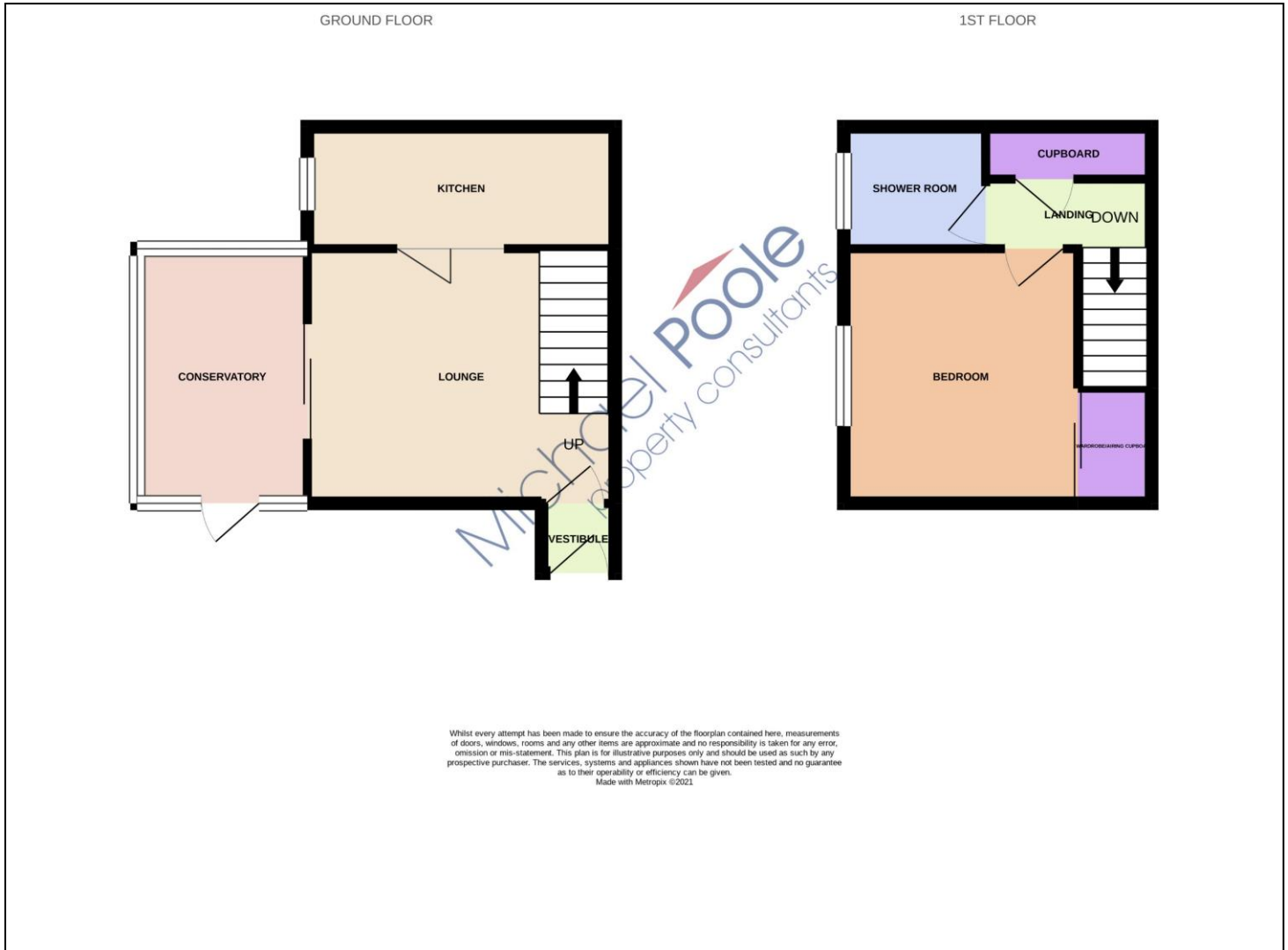


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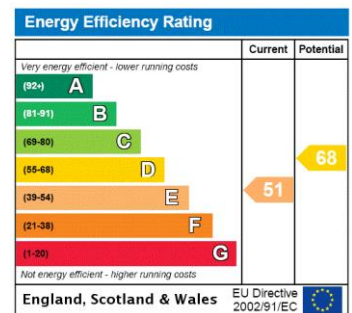
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