

SIDLAW ROAD, BILLINGHAM, TS23 2ES



- ▲ A Well Kept & Nicely Cared For Three Bedroom Terraced House
- ▲ Nicely Positioned on the Right Side of the Street Benefiting from A Sunny Westerly Facing Garden

- ▲ Concrete Patterned Driveway
- ▲ UPVC Double Glazing
- ▲ Central Heating with a Combi Boiler

£110,000

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In need of a little bit of TLC but would make a perfect first time buyer home, this terraced house with three bedrooms is situated on the right side of the street, giving it the advantage of a sunny westerly facing rear garden.

The property also has the added bonus of a concrete patterned driveway, UPVC double glazed windows and exterior doors and central heating with combi boiler fitted in 2021.

The well cared for interior comprises entrance hall, front lounge with flame effect fire, rear hall with storage and kitchen/diner. Then there are three bedrooms, bathroom, and separate WC upstairs.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal

Tenure - Flying Freehold

Council Tax Band A

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door and staircase to the first floor.

LOUNGE - 4.32m (14'2") (max) x 3.66m (12') (max)

With radiator and living flame gas fire.

HALLWAY

With two large storage cupboards and UPVC door to the westerly facing rear garden.

KITCHEN DINER - 3.5m x 3.63m (11'6" x 11'11")

Fitted with a range of white wall, drawer, and floor units with complementary work surface, stainless steel sink with drainer, space for a slot in cooker and plumbing for washing machine.

FIRST FLOOR

LANDING

With access to the loft and storage cupboard.



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BEDROOM ONE - 4.04m x 3.66m (13'3" x 12')

With radiator and built-in wardrobes.

BEDROOM TWO - 3.43m x 3.1m (11'3" x 10'2")

With radiator and built-in wardrobes.

BEDROOM THREE - 2.8m x 2.41m (9'2" x 7'11")

With built-in over stairs storage cupboard and radiator.

BATHROOM

Comprising panelled bath, pedestal wash hand basin, tiled splashback, and radiator.

SEPARATE WC

With WC.

EXTERNALLY

PARKING & GARDEN

To the front there is a double width concrete patterned driveway with boundary wall and alleyway access leading to the westerly facing rear garden with concrete patio area, brick built storage shed, lawn and outside tap.

AGENTS REF: - MH/LS/BIL230061/04042024

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

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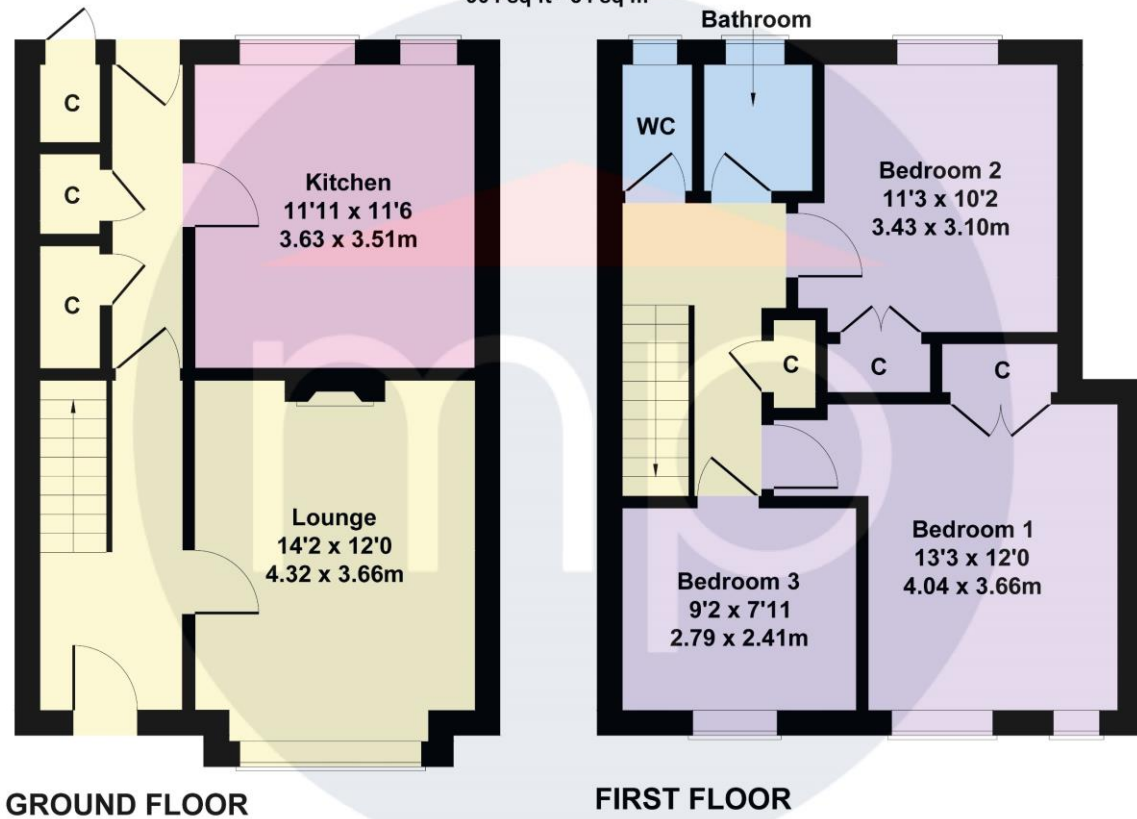


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51 Sidlaw Road

Approximate Gross Internal Area
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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