

BRAEMAR ROAD, BILLINGHAM, TS23 2AP



- ▲ Extended End Terrace House
- ▲ Downstairs Bedroom with En-Suite & Access to the Rear Garden
- ▲ Four Bedrooms
- ▲ Kitchen, Utility & Breakfast Room

- ▲ Viessmann Combi Boiler
- ▲ Southerly Facing Rear Garden
- ▲ Driveway & Detached Garage

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Considerably larger than its outward appearance would have you believe, this extended four-bedroom end terrace house features a downstairs bedroom with en-suite which would be perfect if you require a downstairs room with en-suite and garden access.

Comprising entrance hall, kitchen with a range of modern units, utility room, breakfast room, lounge, downstairs bedroom with access to the garden and shower room. The first floor has three bedrooms, bathroom separate WC and two loft rooms with power, lights, and radiator and accessed via a fitted staircase. Outside there is a front garden and a southerly facing rear garden.

Other notable features include gas central heating with Viessmann combi boiler, UPVC double glazing, driveway, and detached garage.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, staircase to the first floor, and under stairs storage cupboard.

KITCHEN - 4.24m x 2.34m (13'11" x 7'8")

Fitted with a range of wood effect wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with tiled splashback and brushed steel electric extractor fan over, stainless steel sink with mixer tap and drainer, integrated electric oven, tiled floor, radiator and part tiled walls.

UTILITY ROOM - 2.34m x 1.37m (7'8" x 4'6")

With plumbing for washing machine and dryer, wall mounted Viessmann combination boiler, wood effect vinyl flooring and UPVC French doors open to the southerly facing rear garden.

BREAKFAST ROOM - 2.3m x 2m (7'7" x 6'7")

With radiator.

LOUNGE - 5.87m (19'3") x 2.92m (9'7") into alcoves

With radiator and living flame electric fire.

BEDROOM TWO - 3.43m x 3.12m (11'3" x 10'3")

A lovely addition to the property with woodgrain effect laminate flooring, radiator and UPVC door to the southerly facing rear garden.

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EN-SUITE - 3.12m x 1.68m (10'3" x 5'6")

A purpose built wet room comprising electric shower with waterproof panelled splashback, vinyl flooring, WC, wash hand basin with waterproof panelled splashback and electric extractor fan.

FIRST FLOOR

LANDING - With access to the loft rooms via fixed staircase.

BEDROOM ONE - 3.9m x 3.56m (max) (12'10" x 11'8" (max))
(max)

With radiator.

BEDROOM THREE - 2.9m x 2.34m (9'6" x 7'8")

With radiator.

BEDROOM FOUR - 2.74m x 2.34m (9' x 7'8")

With radiator.

BATHROOM - Fitted with a modern two-piece suite comprising L' shaped jacuzzi bath with mixer tap, shower over and glass shower screen, vanity sink unit with wash hand basin, radiator, waterproof panelled walling and tiled floor.

SEPARATE WC - With WC.

LOFT ROOM TWO - 3.48m (11'5") x 2.57m (8'5") with reduced head height

With eaves storage.

LOFT ROOM ONE - 3.56m (11'8") x 2.57m (8'5") with reduced head height

With radiator and eaves storage.

EXTERNALLY

GARDENS & PARKING - To the front there is a lawned garden and a flagstone driveway with shared access to the detached single garage. To the rear there is a southerly facing garden with large concrete patio area and lawn.

GARAGE - 5.16m x 2.51m (16'11" x 8'3")

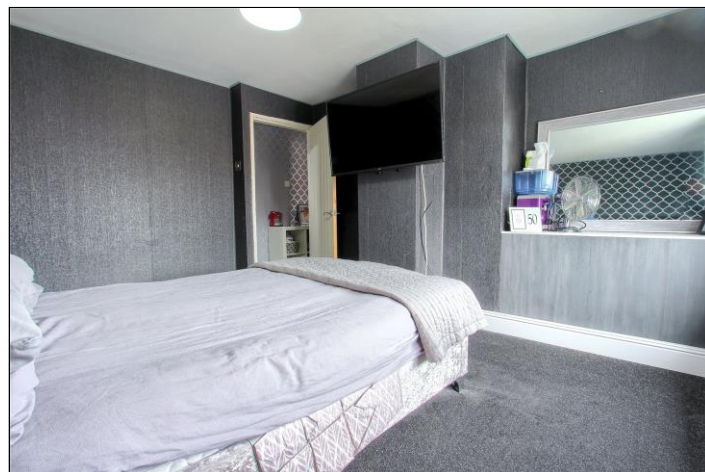
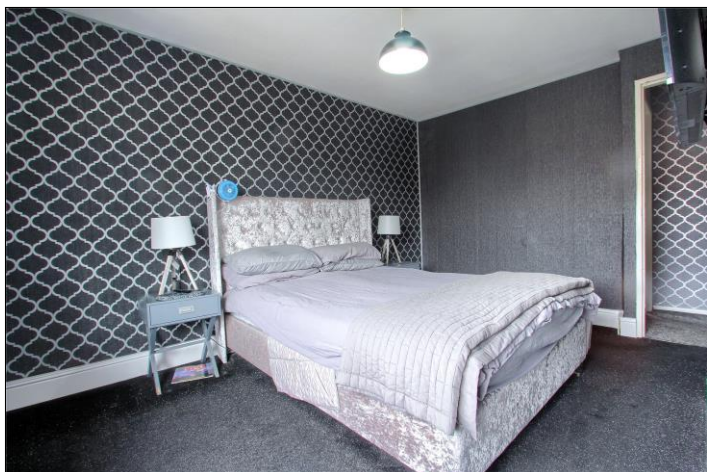
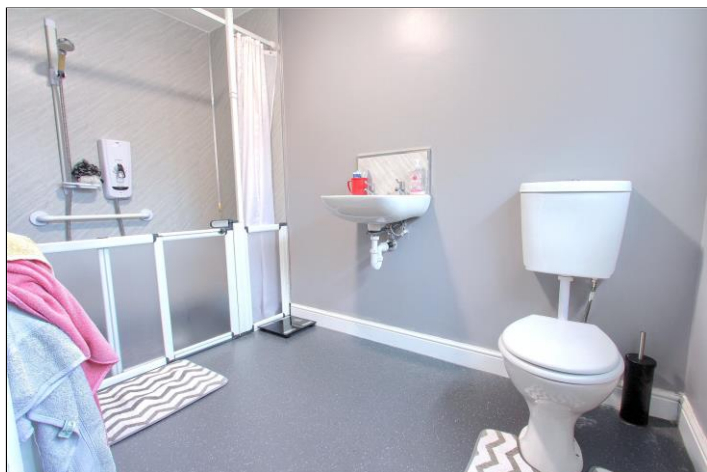
With up and over door and UPVC door to the rear garden.

AGENTS REF: - MH/LS/BIL230148/22032023

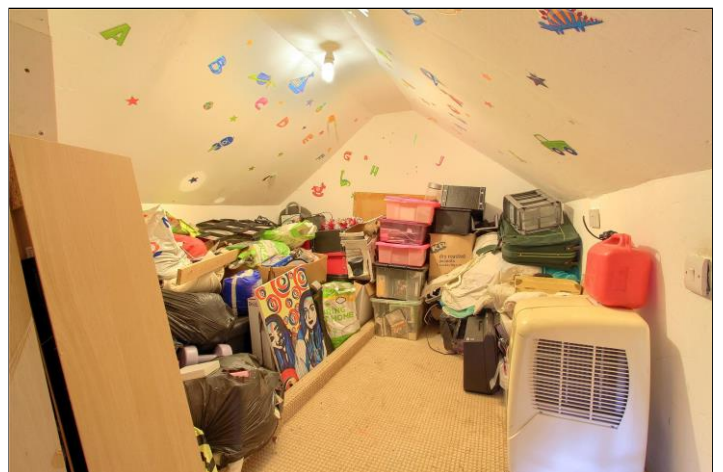
Council Tax Band: A **Tenure:** Freehold

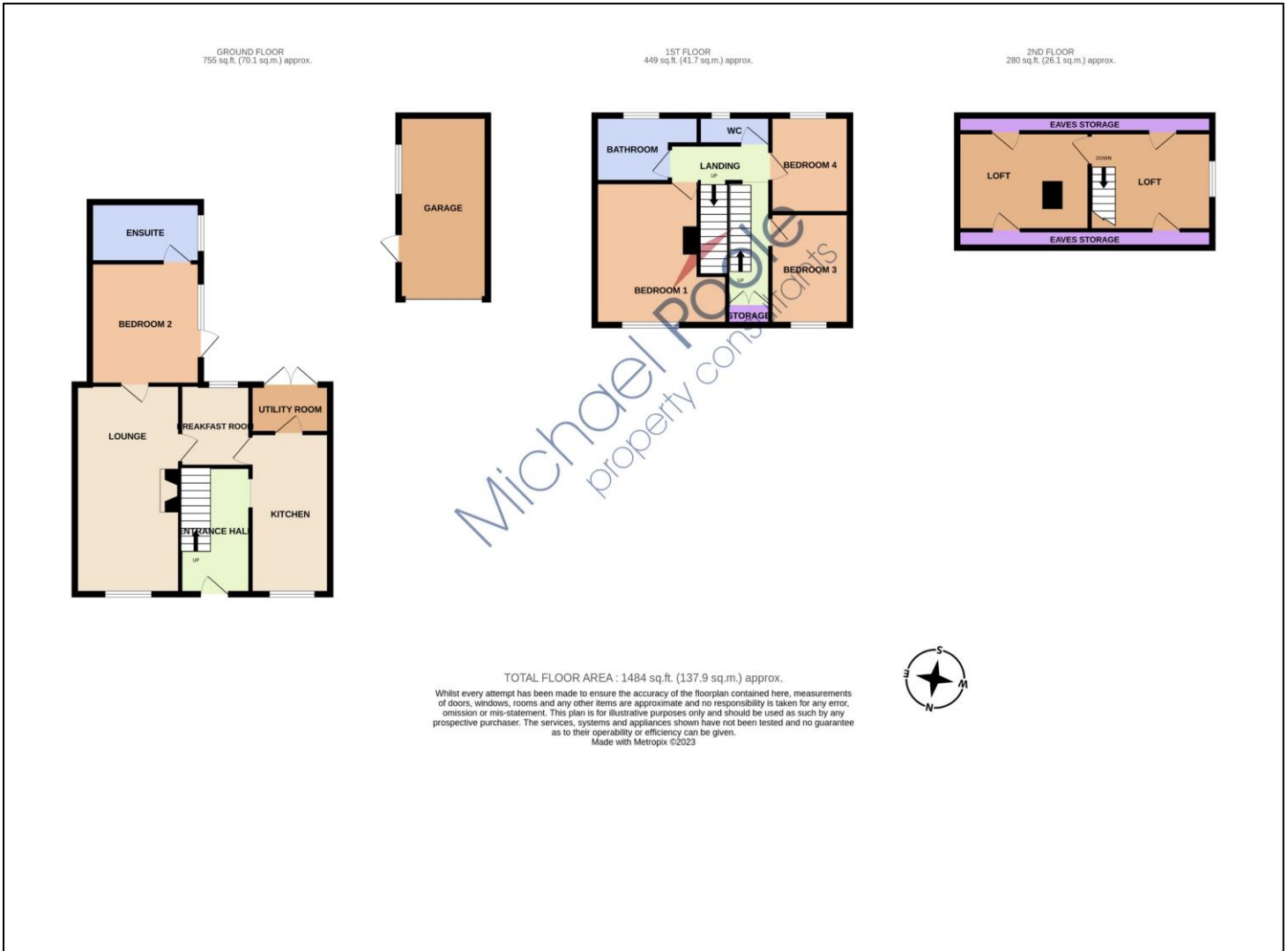
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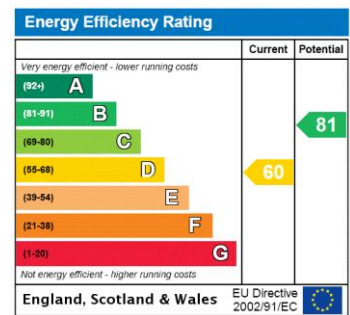


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