

GOLDSMITH CLOSE, BILLINGHAM, TS23 3GW



- ▲ Bright, Modern, Cheerful & Offered For Sale with No Onward Chain
- ▲ 'Miller Homes' Built Detached House

- ▲ Four Bedrooms & Two Bathroom
- ▲ Private Rear Garden
- ▲ Integrated Garage

£235,000

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Bright, modern, cheerful, and offered for sale with no onward chain. This four bedroom/two bathroom 'Miller Homes' built detached house has private rear garden and integrated garage.

stainless steel sink with mixer tap and drainer, four ring ceramic hob with brushed steel electric extractor fan over, integrated electric oven and microwave, radiator, slate tile effect vinyl tiles and UPVC French doors open to the conservatory.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with radiator, slate tile effect vinyl tiles, under stairs storage cupboard and staircase to the first floor.

GROUND FLOOR WC - Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, WC, radiator, slate tile effect vinyl tiles and electric extractor fan.

LOUNGE - 3.86m x 3.53m (12'8" x 11'7")
Wall mounted living flame electric fire, radiator, and woodgrain effect laminate flooring.

KITCHEN/DINER - 6.68m x 2.36m (21'11" x 7'9")
Fitted with a range of high gloss wall, drawer, and floor units with complementary work surface, one and a half bowl

UTILITY ROOM - 1.8m x 1.3m (5'11" x 4'3")
Fitted with a range of shaker design floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, radiator, wall mounted combination boiler, slate tile effect vinyl tiles and composite door with glass door to the side aspect.

CONSERVATORY - 4.01m x 3.02m (13'2" x 9'11")
A useful addition to the property creating some extra living space featuring a living flame electric fire in feature surround with marble effect hearth, tiled floor and UPVC doors open to the side aspect.

FIRST FLOOR

LANDING - With access to the loft and storage cupboard.

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10 Town Square, Billingham, TS23 2LY

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BEDROOM ONE - 3.68m (12'1") into recess x 3.53m (11'7")

12'1 into recess x 11'7

With radiator, built-in wardrobes, and woodgrain effect laminate flooring.

EN-SUITE - Fitted with a white three-piece suite comprising shower cubicle with glass shower door, wash hand basin with mixer tap over, WC, chrome towel rail, shaver point, waterproof panelled walls and electric extractor fan.

BEDROOM TWO - 3.58m x 2.64m (11'9" x 8'8")

With radiator and woodgrain effect laminate flooring.

BEDROOM THREE - 2.64m x 2.08m (8'8" x 6'10")

With radiator, built-in wardrobe, and woodgrain effect laminate flooring.

BEDROOM FOUR - 2.3m x 1.98m (7'7" x 6'6")

With radiator and built-in wardrobe.

BATHROOM - Fitted with a white three-piece suite comprising panelled bath with mixer tap, shower over and glass shower screen, wash hand basin with mixer tap and tiled splashback, WC, woodgrain effect laminate flooring and electric extractor fan.

EXTERNALLY

GARDENS - To the front there is a lawned garden and side gated access to the rear garden. The rear garden backs

onto open fields and features a flagstone patio area, lawn, and is not directly overlooked to the rear.

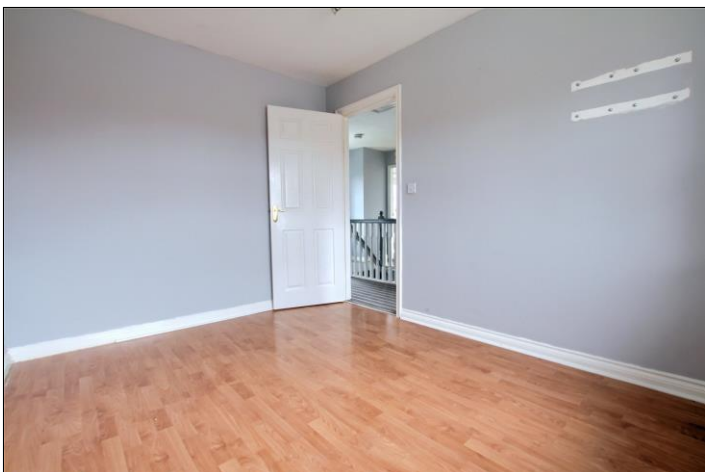
GARAGE - A double width tarmac driveway for two cars leads to an integrated garage with barn style doors, power supply and light.

AGENTS REF: - MH/LS/BIL230212/01082023

Council Tax Band: D **Tenure:** Freehold

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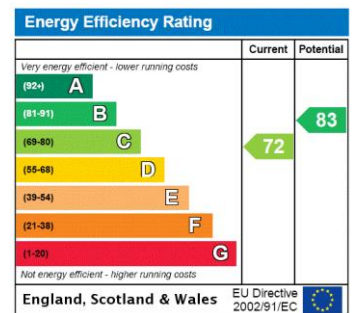
GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.

TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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