

## STATION CRESCENT, BILLINGHAM, TS23 1LY



- ▲ A First Class & Superbly Presented Terrace House with Three Bedrooms
- ▲ It's Going to Be Very Easy to Just Move Straight Into
- ▲ South/Westerly Facing Rear Garden, Shared Drive & Detached Garage

- ▲ Fabulous Kitchen/Diner with a Really Good-Looking Range of Modern Units & Built-In Appliances
- ▲ UPVC Double Glazed Windows & Exterior Doors & Central Heating

**£145,000**

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The style and finish applied to this three-bedroom end terraced house has created a wonderful home. It's going to be just so easy to move straight into and sits on the right side of the road with a well-kept large south/westerly facing rear garden.

Nice features include central heating, UPVC double glazed windows and exterior doors and a shared driveway leading up to a detached garage.

Briefly, the accommodation comprises entrance hall, lounge and a fabulous open plan kitchen/diner with a really good-looking range of modern shaker design units and built-in appliances. There are three bedrooms and bathroom with an attractive white suite on the first floor.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC double glazed entrance door and staircase to the first floor.

**LOUNGE** - 4.98m (16'4") x 3.5m (11'6") into alcoves  
With radiator and feature fire surround with granite hearth.

**KITCHEN/DINER** - 4.5m (14'9") reducing to 3.12m (10'3") x 4.98m (16'4") reducing to 1.65m (5'5")

Fitted with stunning cream shaker design wall, drawer, and floor units with solid woodwork surface, ceramic four ring hob with subway tiled splashback and black extractor hood over, integrated electric oven, integrated fridge freezer and washing machine, Belfast sink with mixer tap over, tile effect vinyl flooring, wall mounted gas boiler, understairs storage cupboard, radiator and UPVC door to the south westerly facing rear garden.

#### **FIRST FLOOR**

**LANDING** - With access to the loft and storage cupboard.

**BEDROOM ONE** - 4.5m (14'9") reducing to 3.5m (11'6") into alcoves x 3.35m (11') reducing to 1.17m (3'10")  
With radiator.

**TO VIEW:** Tel: 01642 955140

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## **BEDROOM TWO - 3.35m (11') into recess x 3.48m (11'5")**

With radiator.

## **BEDROOM THREE - 2.5m x 2.24m (8'2" x 7'4")**

With radiator.

**BATHROOM** - Fitted with a modern white three-piece suite comprising panelled bath with electric shower over and concertina glass shower screen, wash hand basin, WC., mosaic tiled vinyl flooring and part tiled walls.

## **EXTERNALLY**

**GARDENS & PARKING** - Externally the property sits on a large plot with generous front garden laid to lawn, flagstone driveway and a shared driveway leads to the south westerly facing rear garden. A further concrete patterned driveway leads to a detached garage. Gated access leads to the rear garden with large lawn area, flagstone pathways and outside tap.

## **DETACHED GARAGE - 4.85m x 2.57m (15'11" x 8'5")**

With up and over door.

**AGENTS REF:** - MH/LS/BIL230295/28062023

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

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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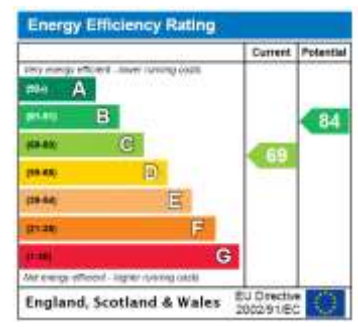
GROUND FLOOR  
1052 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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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