

THORNTON CRESCENT, BILLINGHAM, TS22 5AP



- ▲ 'Moore & Cartwright' Built Semi Detached Bungalow with Two Bedrooms
- ▲ A Very Simple Chain Free Sale
- ▲ Always Popular & Very Highly Regarded Wolviston Court Location
- ▲ Detached Garage, Block Paved Driveway & Sunny South Westerly Facing Rear Garden
- ▲ Wood Effect UPVC Double Glazing & Central Heating with A Combi Boiler
- ▲ Side Extension Creating a Dining Room Lounge, Kitchen, & Bathroom

£155,000

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PUT YOUR STAMP ON THIS!

This 'Moore & Cartwright' built semi-detached bungalow with no onward chain is very nicely located on the popular Wolviston Court estate and it has the advantage of a generous south westerly facing garden, meaning the sun is a feature at the rear of the property for most of the day. It also has a detached garage, block paved driveway, wood effect UPVC double glazing and central heating with a combi boiler.

Very briefly, the accommodation comprises entrance porch, lounge, kitchen, extended dining room, two bedrooms and bathroom.

GROUND FLOOR

ENTRANCE PORCH - Wooden entrance door with glass inlay.

ENTRANCE HALL - Wooden entrance door with glass inlay, radiator, and access to the loft.

LOUNGE - 4.65m x 3.12m (15'3" x 10'3")

With radiator and feature gas fire with fireplace.

KITCHEN - 2.87m x 2.57m (9'5" x 8'5")

Fitted with a range of white floor and drawer units with complementary marble effect work surface, stainless steel sink with mixer tap over, plumbing for washing machine, slot in cooker, tile effect vinyl flooring, and wall mounted gas combination boiler.

DINING ROOM - 3.5m x 3.33m (11'6" x 10'11")

An extension to the property creating some extra living space and featuring a radiator and wooden door to the south westerly facing rear garden.

BEDROOM ONE - 3.73m x 3.12m (12'3" x 10'3")

With radiator.

BEDROOM TWO - 2.7m (8'10") (max) x 2.64m (8'8") (max)

With radiator.

BATHROOM - Fitted with a white three-piece suite comprising panelled bath, wash hand basin, WC, radiator, and tiled walls.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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EXTERNALLY

GARDENS - To the front there is a gravelled garden with mature flower and bush borders. A concrete patio area leads to a gate to the generous south westerly facing rear garden with lawn, timber shed, large flagstone patio areas, summerhouse, greenhouse, and outside tap.

AGENTS REF: - MH/LS/BIL230379/12092023

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: 01642 955140



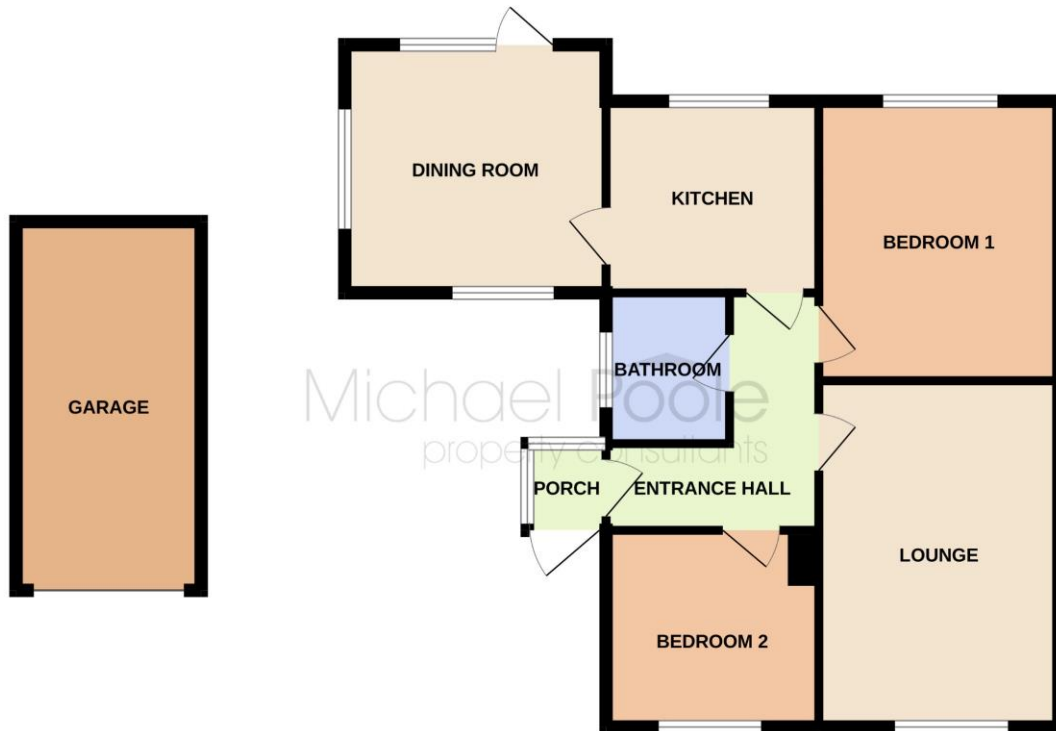
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GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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