

YORK CRESCENT, BILLINGHAM, TS23 1AT



- ▲ Lovely Three Bedroom Semi Detached House
- ▲ Will Be Very Easy Just to Move Straight Into
- ▲ Good Sized Rear Garden
- ▲ 20ft Detached Garage

- ▲ Open Plan Kitchen/Diner & Lounge
- ▲ Three Good Size Bedrooms
- ▲ Modern Bathroom with a White Suite
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

£140,000

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It's going to be very easy indeed just to move straight into this sturdy 1930's property that has been extended to create a great sized family home.

The feel-good vibe is definitely strong and very briefly, the accommodation comprises entrance hall, lounge and the kitchen and dining room have been opened up to create a lovely large open plan space. All three bedrooms on the first floor are a good size and the fully tiled bathroom has a modern white suite.

Other features which are worthy of a mention include a large rear garden, 20ft x 12ft detached garage, UPVC double glazed windows and exterior doors throughout and central heating with combi boiler.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay and staircase to the first floor.

LOUNGE - 5m x 3.48m (16'5" x 11'5")

With radiator, wall mounted electric fire and UPVC French doors open to the rear garden.

DINING AREA - 3.45m (max) x 3.12m (11'4" (max) x 10'3")

With woodgrain effect laminate flooring and radiator.

KITCHEN - 4.52m (14'10") (max) x 3.84m (12'7") (max)

Fitted with a range of cream wall, drawer, and floor units with complementary marble effect work surface, ss sink with mixer tap and drainer, four ring gas hob with subway tiled splashback and brushed steel electric extractor fan over with glass inlay, integrated electric oven, plumbing for washing machine, tile effect vinyl flooring, wall mounted combination boiler, breakfast bar, under stairs storage cupboard and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With access to the loft.

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BEDROOM ONE - 3.5m (11'6") into wardrobes x 3.48m (11'5")

With radiator, built-in wardrobes with mirror sliding door and over stairs cupboard.

BEDROOM TWO - 3.5m (11'6") into wardrobes x 3.48m (11'5") into recess

With radiator, built-in wardrobes with mirror sliding door and over stairs storage cupboard.

BEDROOM THREE - 2.54m x 2.26m (8'4" x 7'5")

With radiator.

BATHROOM

Fitted with a modern three-piece suite comprising P' shaped bath with shower over, mixer tap and glass shower screen, vanity unit with wash hand basin and mixer tap, WC, waterproof panelled walls, electric extractor fan, and slate tile effect vinyl flooring.

EXTERNALLY

GARDENS & PARKING

To the front there is a brick boundary wall and a lawned garden. There is a block paved driveway for one car and a shared access driveway leading to the larger than average detached garage. Gated access leads to the rear garden with lawn, flagstone patio area, gravelled borders, and outside tap.

GARAGE - 6.17m x 3.66m (20'3" x 12')

With up and over door, power supply, light, and side access door.

AGENTS REF: - MH/LS/BIL230499/01122023

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

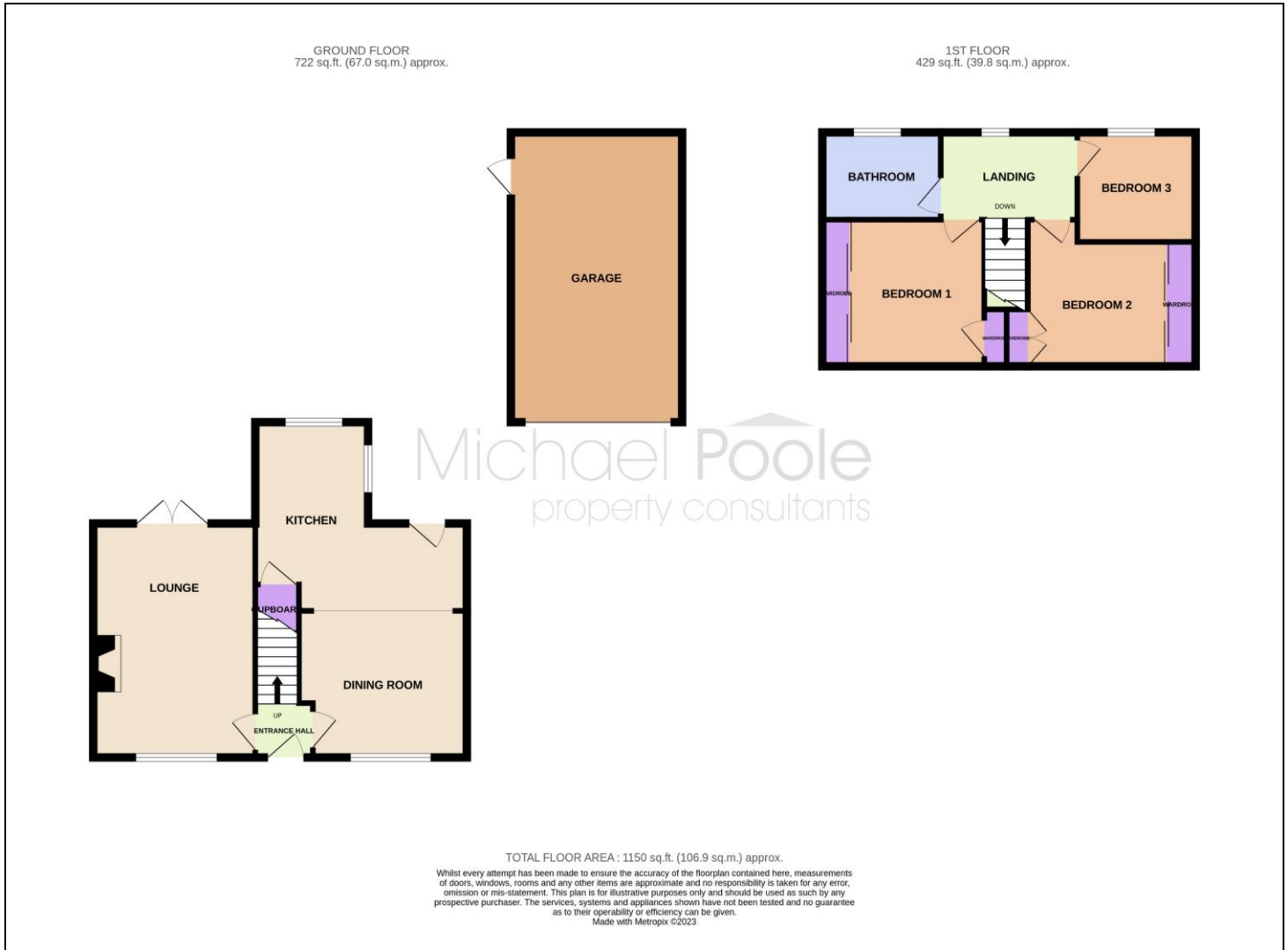
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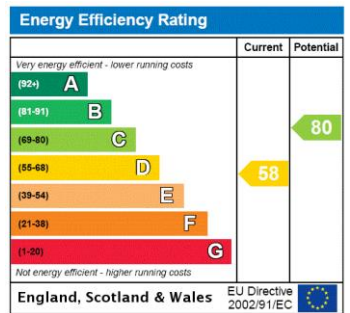


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