

HATFIELD ROAD, BILLINGHAM, TS23 3AL



FOR SALE BY AUCTION

***** Taking Bids Now *****



- ▲ Three Bedroom Mid Terrace
- ▲ No Chain Sale
- ▲ Block Driveway
- ▲ Gas Central Heating with Worcester Combi Boiler
- ▲ UPVC Double Glazing
- ▲ Ideal if You Are Looking to Get on The Ladder Or Looking For A No Nonsense Rental Property

Guide Price £82,500

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*** For Sale By Auction *** TAKING BIDS NOW *** Option 2 ***
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Offered to the market with a chain free sale, this three-bedroom terraced house is perfect if you are looking to get on the ladder or looking for a no nonsense rental property.

Comprising entrance hall, L' shaped lounge/diner and kitchen breakfast room on the ground floor. The first floor has two double bedrooms, roomy single, bathroom and separate w.c. There is parking to the front on the block paved driveway rear access leading to the rear garden with grassed lawn, timber shed and concrete patio area.

Other features include gas central heating with Worcester combi boiler and UPVC double glazing throughout.

GROUND FLOOR

ENTRANCE HALL - Entered by UPVC double glazed door with glass in lay, understairs storage, stairs to first floor and radiator.

'L' SHAPED LOUNGE DINER - 4.45m (14'7") dec. to 3.02m (9'11") x 5.66m (18'7") dec. to 2.36m (7'9")

Yorkshire stone feature fireplace, two radiators, UPVC French doors lead out to the rear garden.

BREAKFAST KITCHEN - 5.66m (18'7") dec. 2.36m (7'9") x 3.02m (9'11") dec. 2.3m (7'7")

Fitted with a range of wood effect floor and wall units with complimentary marble effect work surface, slot-in cooker, stainless-steel sink with mixer tap, and drainer. Tiled effect vinyl flooring and UPVC door leads out to the rear garden.

FIRST FLOOR

LANDING - Access to the loft and airing cupboard housing Worcester Combi boiler.

BEDROOM 1 - 3.56m (11'8") dec. 2.41m (7'11") x 3.84m (12'7") dec. 1.47m (4'10")

Radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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**BEDROOM 2 - 3.5m (11'6") dec. 1.47m (4'10") x 3.94m (12'11")
dec. 3.15m (10'4")**

Radiator.

BEDROOM 3 - 2.74m x 2.2m (9' x 7'3")

Radiator.

BATHROOM - With a white two-piece suite with panel bath with shower over, vanity sink unit and wash handbasin with mixer tap.

SEPARATE W.C. - With white suite.

EXTERNALLY

To the front of the property there is a blocked paved driveway, grassed lawn area with rear access leading to the rear garden with grassed lawn, timber shed and concrete patio area.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

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AGENTS REF: - MH/GD/BIL230512/16012024

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**





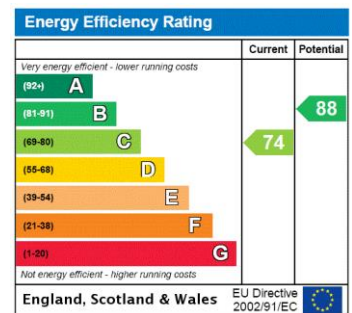
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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