

## ROCHESTER ROAD, BILLINGHAM, TS23 2HR



- ▲ Two Double Bedroom Semi Detached House
- ▲ Offered to The Market with a Chain Free Sale
- ▲ Kitchen/Diner with Range of Modern Units

- ▲ Westerly Facing Rear Garden
- ▲ Shared Access Driveway with Detached Garage
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

**£105,000**

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This two bedroom semi-detached house comes to the market with a simple chain free sale. It features a detached garage, westerly facing rear garden, gas central heating with combi boiler and UPVC double glazed windows.

The property comprises entrance hall, front lounge, and kitchen/diner with a range of modern units. The first floor has landing with storage, two large double bedrooms with built-in wardrobes, bathroom, and separate WC. Outside there is a front garden, shared access driveway leading to the westerly facing rear garden with lawn and raised timber decked area.

**GROUND FLOOR**

**ENTRANCE HALL**

With UPVC double glazed entrance door, engineered solid wood flooring, staircase to the first floor, and under stairs cupboard.

**LOUNGE - 4.3m (14'1") into alcoves x 3.53m (11'7")**

With engineered oak flooring and radiator.

**KITCHEN DINER - 6.25m x 2.87m (20'6" x 9'5")**

Fitted with a range of wood effect wall, drawer, and floor units with complementary marble effect work surface, five ring gas hob with tiled splashback and brushed steel electric extractor fan over with glass inlay, plumbing for washing machine, two bowl stainless steel sink with mixer tap and drainer, tiled flooring, UPVC door to the rear garden, engineered solid wood flooring in the dining area, radiator, and UPVC French doors open to the rear garden.

**FIRST FLOOR**

**LANDING**

With airing cupboard, storage cupboard and access to the loft.

**BEDROOM ONE - 4.32m x 2.82m (14'2" x 9'3")**

With built-in double wardrobe and radiator.

**BEDROOM TWO - 4.32m x 2.87m (14'2" x 9'5")**

With built-in double wardrobe and radiator.

**TO VIEW: Tel: 01642 955140**

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## **BATHROOM**

Fitted with a white two-piece suite comprising tiled panelled bath with shower over and concertina glass shower door, wash hand basin, fully tiled walls, and tiled floor.

## **WC**

Fitted with a WC and tile effect vinyl flooring.

## **EXTERNALLY**

### **GARDENS & GARAGE**

Lawned front garden and shared access concrete driveway leading to the single detached garage with up and over door, power supply and light. Gated access leads to the westerly facing rear garden with flagstone patio area, raised timber decked area and lawn.

**AGENTS REF:** - MH/LS/BIL230514/13122023

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

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



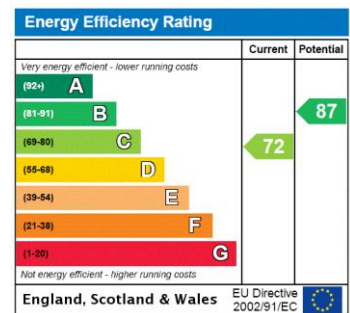


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