

WANSFORD CLOSE, BILLINGHAM, TS23 3NQ



- ▲ Extended Two Bedroom Semi Detached House
- ▲ 17ft Lounge & Extended Kitchen/Diner with Shaker Design Units
- ▲ UPVC Double Glazed Windows
- ▲ Gas Central Heating

- ▲ Private Rear Garden Not Directly Overlooked
- ▲ Garage & Driveway
- ▲ Two Double Bedrooms
- ▲ Modern Bathroom

£135,000

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This particularly spacious extended two-bedroom semi-detached house has a brilliant layout that's perfect if you are looking to start your journey on property ladder.

Set in a quiet cul-de-sac and featuring a private rear garden, garage and has the bonus of UPVC double glazing and gas central heating.

The well planned and nicely cared for accommodation comprises entrance hall, lounge, and extended kitchen with attractive shaker design units. The first floor has two double bedrooms and white modern bathroom suite.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door.

LOUNGE - 5.28m x 3.94m (17'4" x 12'11")

With woodgrain effect laminate flooring, alarm system control, feature fire surround with marble hearth and oak staircase to the first floor.

KITCHEN/DINING ROOM - 3.94m x 6.07m (12'11" x 19'11")

Fitted with a range of oak shaker design wall, drawer, and floor units with complementary marble effect work surface and breakfast bar, one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with brushed steel electric extractor fan over and tiled splashback, integrated electric oven, plumbing for washing machine, wall mounted Worcester gas boiler, tiled floor, and UPVC French doors open to the rear garden.

FIRST FLOOR

LANDING - With radiator and access to the loft.

BEDROOM ONE - 3.94m x 2.74m (12'11" x 9')

With radiator.

BEDROOM TWO - 3.94m x 2.74m (12'11" x 9')

With radiator and over stairs airing cupboard housing the water tank.

BATHROOM - Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, WC, part tiled walls, vinyl flooring, and chrome towel rail.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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EXTERNALLY

GARDENS & GARAGE - To the front there is a lawned garden and a concrete driveway leading to the detached garage with up and over door, power supply and rear access door to the private rear garden. The rear garden backs onto Seal Sands Road with tiered lawn garden, raised timber decked area, outside tap and apple tree.

AGENTS REF: - MH/LS/BIL230520/11122023

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: 01642 955140



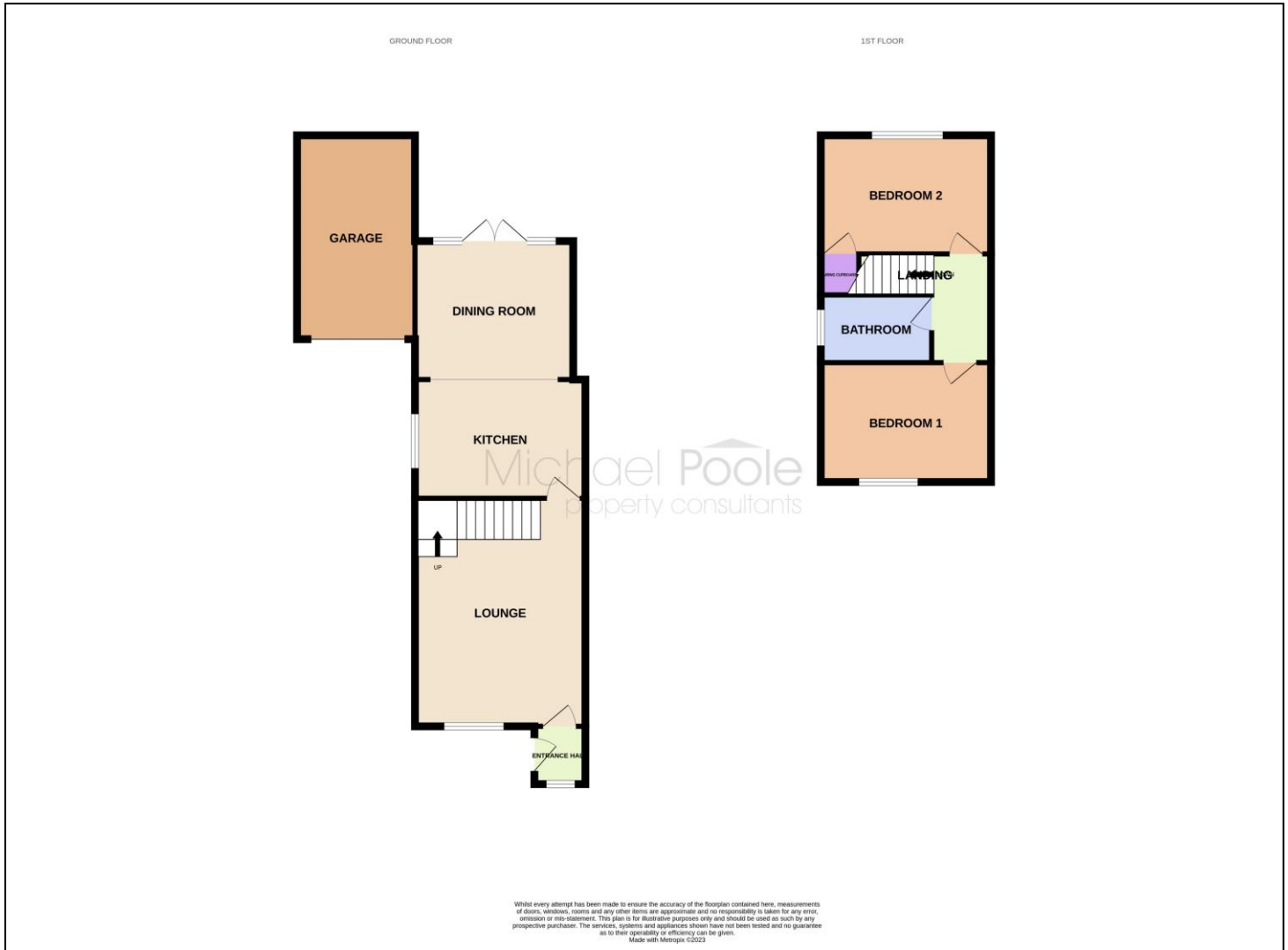
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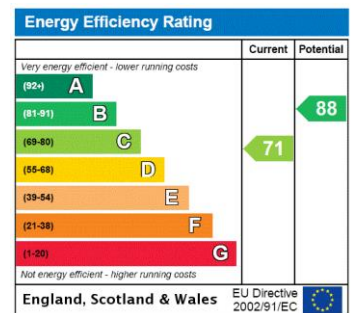
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The image shows the exterior of a Michael Poole property consultants storefront at night. The storefront has large glass windows and a blue sign above the entrance that reads "Michael Poole property consultants". The interior of the store is visible through the windows, showing a display of property listings. The text "Do you have a property you need to sell before you can buy?" is written in white on a dark background at the bottom left. The text "Michael Poole offers FREE, no obligation market appraisals and gives you guidance on the BEST PRICE you can expect in the current market" is written in white on a dark background at the bottom right.



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