

GILSIDE ROAD, BILLINGHAM, TS23 3HY



- ▲ An Attractively Presented, Fully Renovated Sunshine House
- ▲ Move Straight Into & Perfectly Suited to Young Couples & First Time Buyers Alike
- ▲ Three Bedrooms with Built-In Wardrobes to Two

- ▲ Recently Fitted UPVC Double Glazed Windows
- ▲ Recently Fitted Kitchen & Bathroom
- ▲ Central Heating with a Combi Boiler
- ▲ Offered to the Market with a Chain Free Sale

£120,000

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Brilliantly suited to a young couple or first-time purchaser, this lovely example of a 'Sunshine House' has been fully renovated with recently fitted kitchen, bathroom, UPVC double glazing, carpets and decorating to name a few.

Comprising entrance hall, lounge and an 'Eat-In' breakfast kitchen with smart modern cabinets and some built-in appliances. The first floor has three bedrooms (two double and a single), bathroom with a modern white three-piece suite and a separate toilet.

Other features include gas central heating, built-in wardrobes, concrete front and is offered to the market with a chain free sale.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, staircase to the first floor and storage cupboard.

LOUNGE - 4.06m (13'4") reducing to 3.28m (10'9") x 5.16m (16'11") reducing to 2.7m (8'10") into alcove

With two radiators, recently fitted carpet and thermostatic heating control.

BREAKFAST KITCHEN - 5.16m (16'11") reducing to 1.52m (5') x 4.04m (13'3") reducing to 3m (9'10")

Recently fitted kitchen with modern wall, drawer, and floor units, complementary wood effect work surface and splashback, four ring induction hob with brushed steel electric extractor fan over with glass inlay, sink with mixer tap and drainer, integrated electric oven, plumbing for washing machine and space for fridge freezer. Two radiators, deep under stairs storage cupboard, woodgrain effect laminate flooring, and composite door to the rear garden.

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FIRST FLOOR

LANDING - With storage cupboard.

BEDROOM ONE - 4.1m (13'5") (max) x 3.48m (11'5") into recess

With radiator, recently fitted carpet and recently fitted built-in wardrobes with access to the airing cupboard housing the combination boiler.

BEDROOM TWO - 3.05m x 3.48m (10' x 11'5")

With radiator, recently fitted carpet and recently fitted wardrobes.

BEDROOM THREE - 2.92m x 2.13m (9'7" x 7')

With radiator and recently fitted carpet.

BATHROOM - Recently installed bathroom fitted with a modern two-piece suite comprising P' shaped bath with shower over and glass shower screen, vanity unit with wash hand basin and mixer tap, waterproof panelled walls, and woodgrain effect vinyl flooring.

SEPARATE WC - With WC and part tiled walls.

EXTERNALLY

GARDENS - To the front there is a concrete garden, and a side gate leads to the rear garden which is lawned with timber shed, concrete pathway and outside tap.

AGENTS REF: - MH/LS/BIL230543/08022024

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

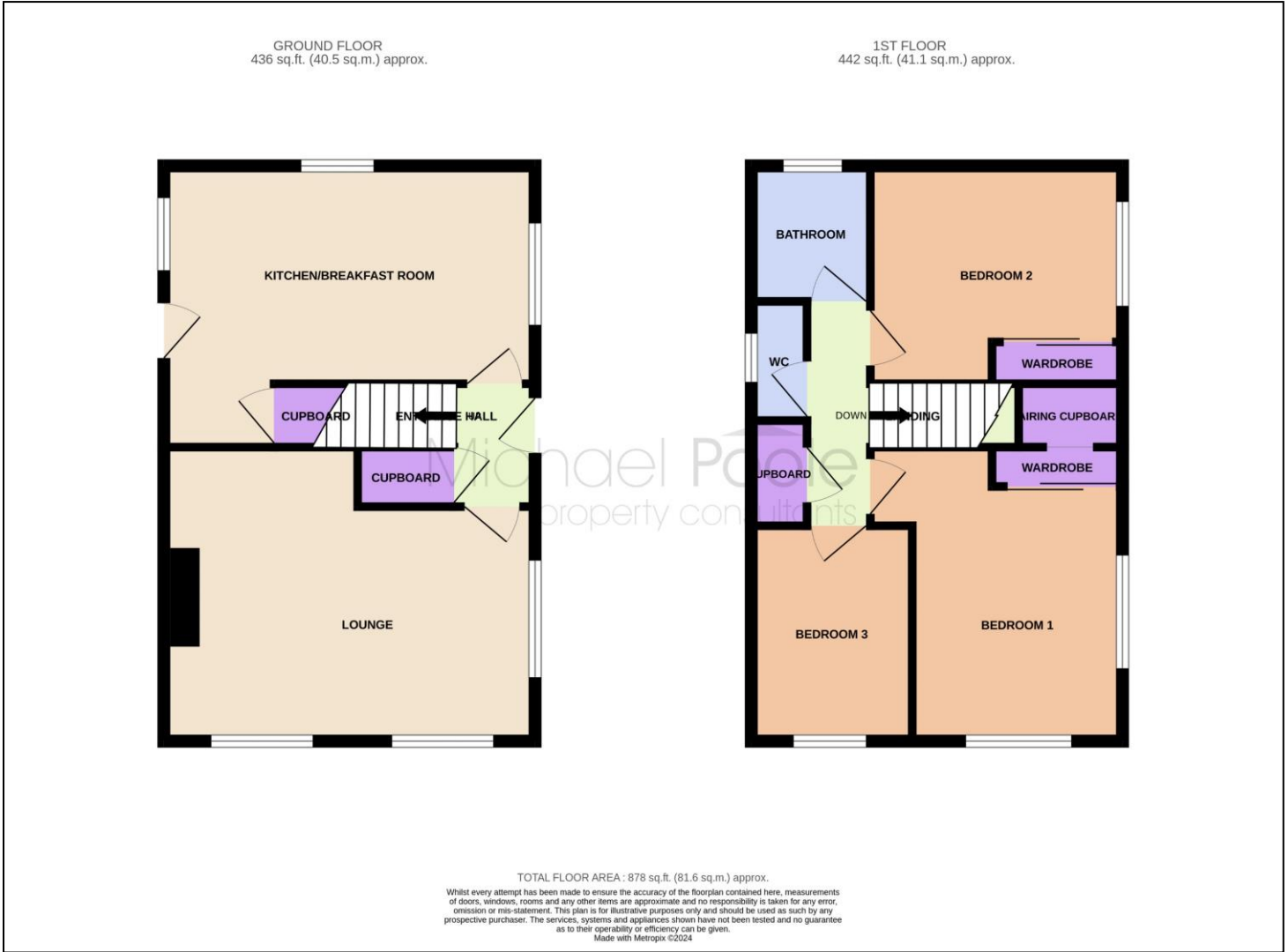
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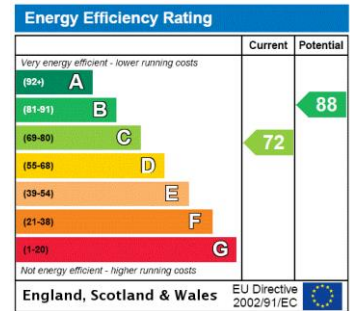


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