

KEVERSTONE GROVE, BILLINGHAM, TS23 3RW



- ▲ Set in a Cul-De-Sac Position
- ▲ Offered to the Market with a Chain Free Sale
- ▲ Three Bedroom Semi-Detached
- ▲ Wrap Around Garden to Three Sides

- ▲ Perfect for Somone Looking for a Project
- ▲ Driveway & Detached Garage
- ▲ Gas Central Heating & UPVC Double Glazing

£135,000

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Sit in the corner of a nice little cul-de-sac this three-bedroom semi-detached has the advantage of a larger than normal garden that wraps around three sides of the property.

In need of a general course of updating, it is offered to the market with a chain free sale and features gas central heating, UPVC double glazing and driveway with detached garage.

Comprising entrance hall, 19ft lounge, downstairs bathroom, conservatory, and kitchen/diner. The first floor has three bedrooms.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

GROUND FLOOR

ENTRANCE HALL - Entered by UPVC double glazed door. Spacious entrance hall with stairs to the first floor and radiator.

LOUNGE - 6.02m (19'9") x 3.33m (10'11") into alcoves
With Living Flame gas fire with feature surround and marble hearth, radiator, and double glazed sliding door leading to

CONSERVATORY - 2.7m x 2.72m (8'10" x 8'11")
With UPVC doors leading out on to the rear garden.

KITCHEN/DINER - 4.47m (14'8") decreasing to 3.18m (10'5") x 3.53m (11'7") decreasing to 2.57m (8'5")
Fitted with a range of white floor, wall and drawer units with complementary marble effect work surface, stainless steel sink with mixer tap over, integrated electric oven and grill, wood grain effect laminate flooring, wall mounted gas combination boiler, radiator and UPVC door leading to the rear garden.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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BATHROOM - Fitted with a three-piece suite comprising panel bath with shower over and mixer tap, wash hand basin, WC and towel rail.

FIRST FLOOR

LANDING

BEDROOM 1 - 4.24m (13'11") into robes x 3.33m (10'11")

Radiator and built-in fitted wardrobes

BEDROOM 2 - 3.3m x 2.6m (10'10" x 8'6")

Built-in fitted wardrobes and radiator.

BEDROOM 3 - 3.45m x 1.52m (11'4" x 5')

Radiator and built-in fitted cupboard.

EXTERNALLY - The property sits on a nice corner plot with gardens to the front, side, and rear with grassed front lawn with mature bush borders and side gated access leading to the rear garden. The rear garden is laid to grassed lawn with concrete and flagged stone patio areas, timber shed, bush borders and outside tap.

DETACHED GARAGE - Block paved driveway leads to the detached garage with up and over door, power supply and lights.

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AGENTS REF: - MH/GD/BIL240017/09022024

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

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

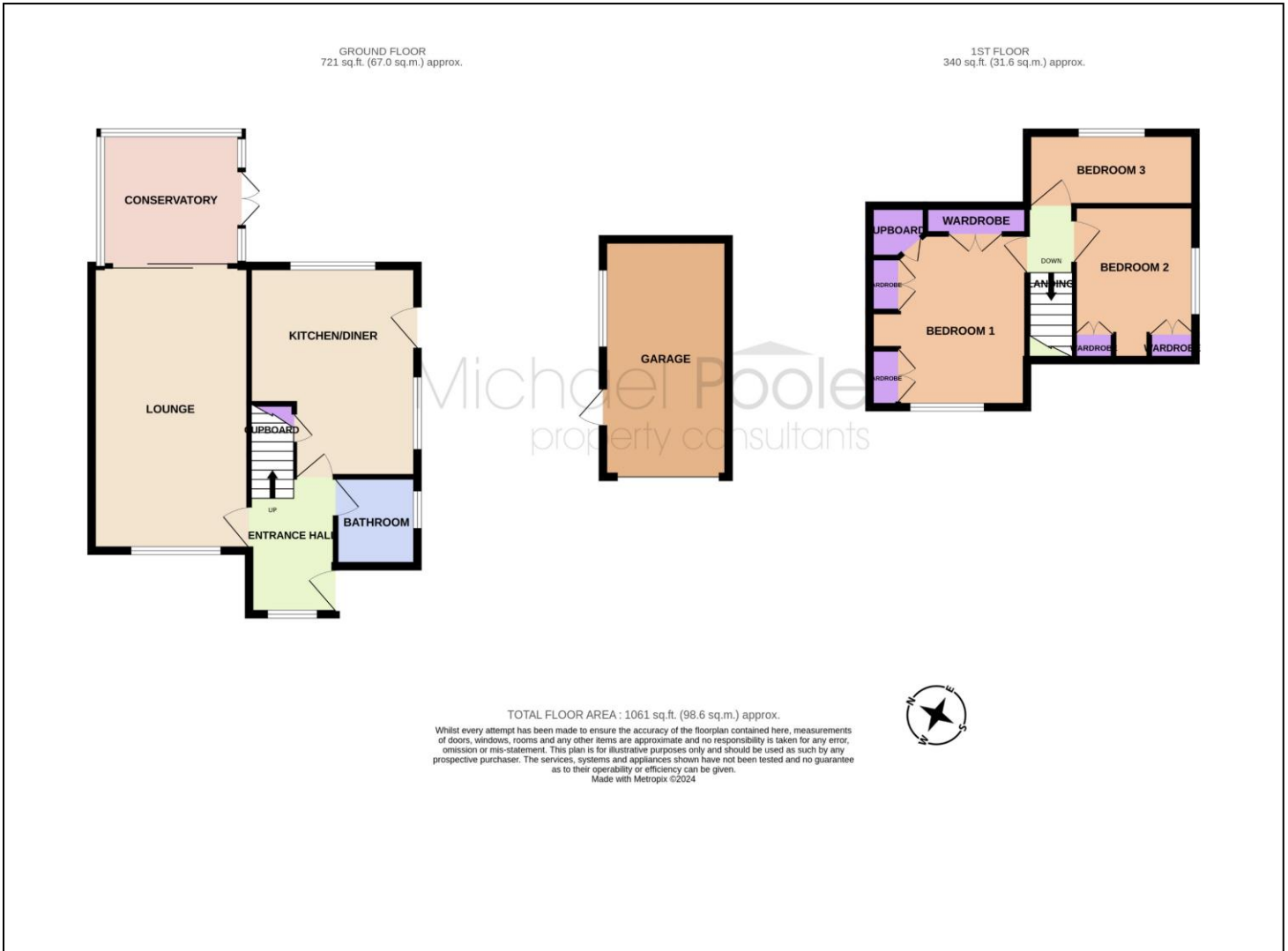


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A photograph of the storefront of Michael Poole property consultants at night. The shop is brightly lit with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". Inside the shop, various property listings and brochures are visible.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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