

KNOLE ROAD, BILLINGHAM, TS23 3BN



- ▲ Excellently Present Three Bedroom End Terraced House
- ▲ Generous Southerly Facing Rear Garden
- ▲ L' Shaped Lounge/Dining Room

- ▲ Breakfast Kitchen with Modern Style Units
- ▲ Combi Boiler & UPVC Double Glazing
- ▲ Modern Style White Bathroom Suite
- ▲ Concrete Patterned Driveway

£125,000

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If you are in the market for your first home or looking for a ready to move in property, then this three bedroom end terraced could just be the property for you.

Greatly improved by the current owner with open plan living downstairs with a stunning kitchen/breakfast room, a south facing rear garden, concrete patterned driveway and three good size bedrooms.

Comprising entrance hall, L' shaped lounge/diner and breakfast kitchen with a range of fabulous units. The first floor has two double bedrooms, roomy single, bathroom with modern suite and separate WC. The rear garden has a south facing aspect with brick built kennels and lawn.

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

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay, staircase to the first floor and under stairs storage cupboard.

L' SHAPED LOUNGE/DINING ROOM - 5.7m (18'8") (max) x 4.93m (16'2") (max)

With radiator and UPVC French doors open to the south facing rear garden.

BREAKFAST KITCHEN - 5.64m x 2.26m (18'6" x 7'5")

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary marble effect work surface and breakfast bar, four ring gas hob with glass splashback and brushed steel electric extractor fan over, sink with mixer tap and drainer, plumbing for washing machine, integrated electric oven and integrated fridge and freezer. Woodgrain effect vinyl flooring and UPVC door opening to the side aspect.

FIRST FLOOR

LANDING

With access to the loft and airing cupboard housing the combination boiler.

BEDROOM ONE - 3.89m x 3.07m (12'9" x 10'1")

With radiator and built-in wardrobe.

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BEDROOM TWO - 3.28m (10'9") (max) x 2.87m (9'5") (max)

With radiator and built-in wardrobe.

BEDROOM THREE - 2.72m x 2.29m (8'11" x 7'6")

With radiator.

BATHROOM

Fitted with a modern two-piece suite comprising L' shaped bath with shower over and glass shower screen, wash hand basin, chrome towel rail, and tiled walls and floor.

WC

With WC, half height panelled walls and tiled floor.

EXTERNALLY

GARDENS & PARKING

Gravelled front garden with concrete patterned driveway for multiple cars and a wrought iron side gate leads to the southerly facing rear garden with concrete patio area, lawn and two large brick built kennels.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - MH/LS/BIL240047/21032024

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

TO VIEW: Contact our Billingham office on

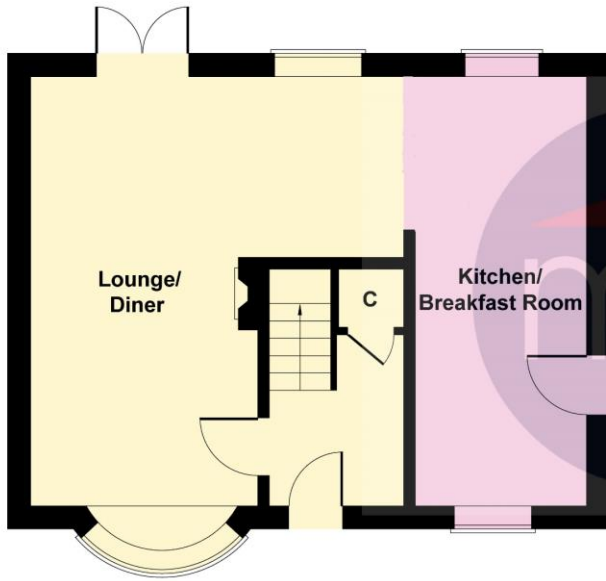
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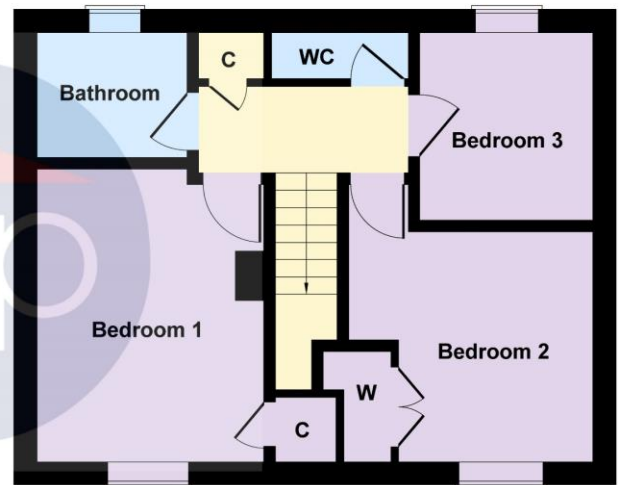
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40 Knole Road



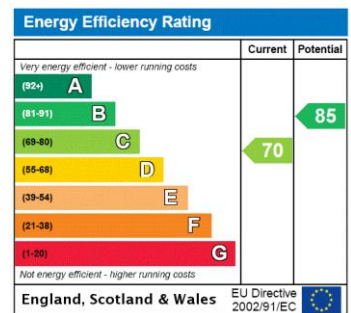
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
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