

## STOKESLEY CRESCENT, BILLINGHAM, TS23 1NE



- ▲ Double Fronted Style Three Bedroom House
- ▲ Chain Free Sale
- ▲ Always Popular Location
- ▲ South Facing Rear Garden
- ▲ Ideal First Time Buyer Home

- ▲ Lounge with Living Flame Gas Fire & French Doors
- ▲ UPVC Double Glazing & Central Heating
- ▲ Concrete Patterned Driveway

**£135,000**

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Nicely proportioned and offered to the market with a chain free sale.

This double fronted style three-bedroom terraced house would perfectly suit a young family looking for a first-time home of their own.

It has a concrete patterned driveway, UPVC double glazing, plantation shutters and gas central heating with combi boiler.

Comprising briefly entrance hall, lounge with living flame gas fire and French doors, and kitchen/diner with a range of white modern units. The first floor has three bedrooms and bathroom with a white suite.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Entered by a composite door with glass inlay and stairs to the first floor.

**LOUNGE - 4.98m (16'4") x 3.48m (11'5") into alcove**  
Fitted with a Living Flame gas fire with feature surround and marble hearth, engineered Oak flooring, plantation shutters and UPVC French doors leading out onto the Southerly facing rear garden.

**KITCHEN/DINER - 4.5m (14'9") dec. to 3.12m (10'3") x 4.98m (16'4") dec. to 1.7m (5'7")**

Fitted with range of white floor, wall, and drawer units with complementary marble effect work surface, four ring gas hob, integrated oven and grill. Plumbing for washing machine, radiator, chrome towel rail, engineered Oak flooring, UPVC door leading out to the South facing garden, part tiled walls, and plantation shutters.

#### **FIRST FLOOR**

**LANDING** - With access to the loft and airing cupboard housing the Combination boiler.

**BEDROOM 1 - 3.4m (11'2") x 3.53m (11'7") into alcove**  
Wood grain effect laminate flooring, built-in fitted wardrobes, radiator, and storage cupboard.

**BEDROOM 2 - 3.8m (12'6") x 2.77m (9'1") into robes.**  
Radiator and built-in fitted wardrobes.

**BEDROOM 3 - 3.4m (11'2") into recess dec. to 2.1m (6'11") x 3.48m (11'5") dec. to 0.69m (2'3")**  
Radiator.

**TO VIEW:** Tel: 01642 955140  
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**BATHROOM** - Fitted with a white three-piece suite with panel jacuzzi bath with shower over, concertina shower screen, wash handbasin, w.c., radiator, fully tiled walls, and floor.

**EXTERNAL** - To the front of the property there is a boundary brick wall and double width concrete pattern driveway. Gated alleyway access leads to the Southerly facing rear garden with raised time decked area with Astro turf lawn on top, grass lawn and mature bush borders, further raised timber deck area, timber shed, greenhouse and outside tap.

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/GD/BIL240089/11032024

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

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with bright blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

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

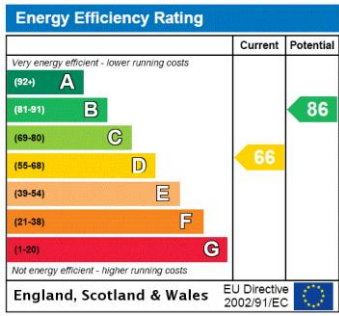
GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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