

## BEDFORD TERRACE, BILLINGHAM, TS23 4AF



- ▲ Three Bedroom Terraced Property
- ▲ No Chain
- ▲ Two Reception Rooms
- ▲ Kitchen with Modern Style Units

- ▲ Useful Utility Room
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

**£115,000**

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Offered to the market with a chain free sale, this two bedroom inner terrace could be perfect if you are looking to get on the property ladder or looking for a rental home.

Comprising entrance hall, front lounge, separate rear sitting/dining room, kitchen with modern style units and useful utility room. The first floor has three bedrooms and bathroom with a white suite. Outside there are gardens to the front and rear.

Features also include UPVC double glazing and central heating with a combi boiler.

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

Tenure - Flying Freehold

Council Tax Band A

#### **GROUND FLOOR**

**ENTRANCE HALL** - UPVC entrance door, staircase to the first floor and radiator.

**LOUNGE** - 4.04m (13'3") x 4.75m (15'7") into depth of bay window  
With two radiators and connecting door into ...

**REAR SITTING/DINING ROOM** - 5.08m (16'8") (max) x 2.77m (9'1") into depth of chimney breast alcoves  
Radiator and deep under stairs storage cupboard.

**KITCHEN** - 3.4m x 2.1m (11'2" x 6'11")  
With a range of modern light oak style wall, drawer and floor cupboards, woodgrain effect roll top work surfaces and single drainer stainless steel one and a half bowl sink unit with mixer taps over. Space for cooker and washing machine, wall mounted gas fired combination boiler and connecting door into ...

**UTILITY ROOM** - 2.08m x 1.52m (6'10" x 5')  
Plumbing for automatic washing machine and radiator.

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

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**FIRST FLOOR**

**LANDING** - Access to a large useful versatile converted loft space with rear facing roof light window, eaves storage cupboard, electricity, lighting and pull down ladder.

**BEDROOM ONE - 3.76m x 3.7m (12'4" x 12'2")**  
With built-in wardrobe and radiator.

**BEDROOM TWO - 3.7m x 2.29m (12'2" x 7'6")**  
With radiator.

**BEDROOM THREE - 2.03m x 1.88m (6'8" x 6'2")**  
With radiator.

**BATHROOM** - With white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, close couple WC, co-ordinated part tiled walls and radiator.

**EXTERNALLY**

**GARDENS** - Front garden. Side access leads to a fence enclosed rear garden with outside tap.

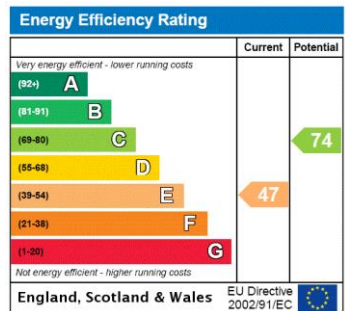
**AGENTS REF:** - MH/LS/BIL240095/05042024

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





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