

BRAEMAR ROAD, BILLINGHAM, TS23 2AF



- ▲ Three Bedroom Semi Detached
- ▲ Chain Free Sale
- ▲ Two Reception Rooms & Kitchen
- ▲ Private Rear Garden Not Directly Overlooked
- ▲ Gas Central Heating with Ideal Logic Combi Boiler

- ▲ UPVC Double Glazed
- ▲ Two Double Bedrooms & Roomy Single
- ▲ Shared Blocked Paved Driveway & Detached Garage

£115,000

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This three bedroom semi-detached house is offered to the market with a chain free sale and features a private rear garden that is not directly overlooked to the rear, a shared block paved driveway, gas central heating with combi boiler and is ideal for a first time buyer or young family.

Comprising entrance hall, lounge, dining room and kitchen on the ground floor. The first floor has two double bedrooms, roomy single and bathroom with white suite.

Other features include UPVC double glazing and detached garage.

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

Tenure - Freehold

Council Tax Band A

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with glass inlay, staircase to the first floor, meter cupboard and radiator.

LOUNGE - 4.47m (14'8") x 3.43m (11'3") into alcove

With radiator and living flame gas fire in wood surround with marble hearth.

DINING ROOM - 2.36m x 2.72m (7'9" x 8'11")

With radiator and storage cupboard.

KITCHEN - 3.96m (max) x 2.72m (13' (max) x 8'11")

Fitted with a range of wood wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap over, induction hob with tiled splashback and electric extractor fan over, integrated electric oven, plumbing for washing machine and dryer, space for under counter fridge and freezer, deep storage cupboard, UPVC door to the rear garden and slate tile effect vinyl flooring.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 4.32m (14'2") into recess (max) x 3.6m (11'10") (max)

With radiator.

BEDROOM TWO - 4.32m (14'2") into recess x 2.7m (8'10")

With radiator, wardrobe and airing cupboard housing the Ideal Logic combination boiler.

BEDROOM THREE - 2.26m (7'5") including bulkhead x 2.84m (9'4")

With radiator.

BATHROOM

White three-piece suite comprising panelled bath with electric shower over, wash hand basin, WC, woodgrain effect vinyl flooring, electric extractor fan and radiator.

EXTERNALLY

GARDENS & PARKING

To the front there is a hedge boundary, lawned garden and a shared block paved driveway leading to 6ft gates opening to further parking to the rear. Gated access leads to the rear garden with concrete patio area, pathway, lawn, greenhouse, and outside tap.

DETACHED GARAGE

With double doors.

AGENTS REF: - MH/LS/BIL240096/15032024

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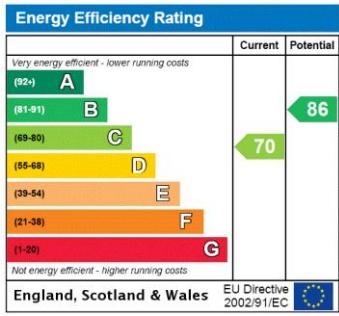
GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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