

WOLLATON ROAD, BILLINGHAM, TS23 3AU



- ▲ Three Bedroom End Terrace Property
- ▲ Offered to the Market with a Chain Free Sale
- ▲ Westerly Facing Rear Garden
- ▲ Resin Driveway & Detached Garage
- ▲ Lounge & Kitchen/Diner
- ▲ Gas Central Heating & UPVC Double Glazing

£120,000

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This three-bedroom end terrace house would suit first time buyers and young families. Offered to the market with a chain free sale, it features a westerly facing rear garden, resin driveway and detached garage.

The property comprises entrance hall, lounge, kitchen/diner and conservatory. The first floor has three bedrooms and bathroom suite.

Other features include gas central heating and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door and side light to entrance hall with meter cupboard and staircase to the first floor.

KITCHEN DINER - 3.45m x 4.57m (max) (11'4" x 15' (max))
With double glazed window to the rear aspect, white high gloss wall, drawer, and floor units with complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, high level electric oven, gas hob with overhead hood, and twin radiator.

REAR PORCH - With under stairs cupboard and double glazed door opening to the conservatory.

CONSERVATORY - 4.57m x 1.42m (15' x 4'8")
With double glazed windows overlooking the rear garden and French door opening to carport.

LIVING ROOM - 5.38m x 3.45m (17'8" x 11'4")
With two double glazed windows to the front aspect, two twin radiators and electric fireplace.

FIRST FLOOR

LANDING - With double glazed window to the rear aspect, loft access and double store cupboard housing boiler.

BEDROOM ONE - 3.73m x 2.9m (max) (12'3" x 9'6" (max))
With double glazed window to the front aspect, built-in cupboard, and single radiator.

BEDROOM TWO - 3.23m x 2.74m (10'7" x 9')
With double glazed window to the rear aspect and twin radiator.

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BEDROOM THREE - 2.03m (6'8") (min) x 2.62m (8'7") (max)

With double glazed window to the front aspect and single radiator.

SEPARATE WC - With double glazed window to the side aspect and low level WC.

SHOWER ROOM - Comprising vanity unit with cabinet below, double shower enclosure, heated towel rail, and panelled walls and ceiling.

EXTERNALLY

GARDENS & GARAGE - Externally there is a front fenced garden and imprint driveway leading to gates and carport. To the rear there is a mature enclosed garden with borders, lawn and detached single garage.

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: - LJ/LS/BIL240129/11042024

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

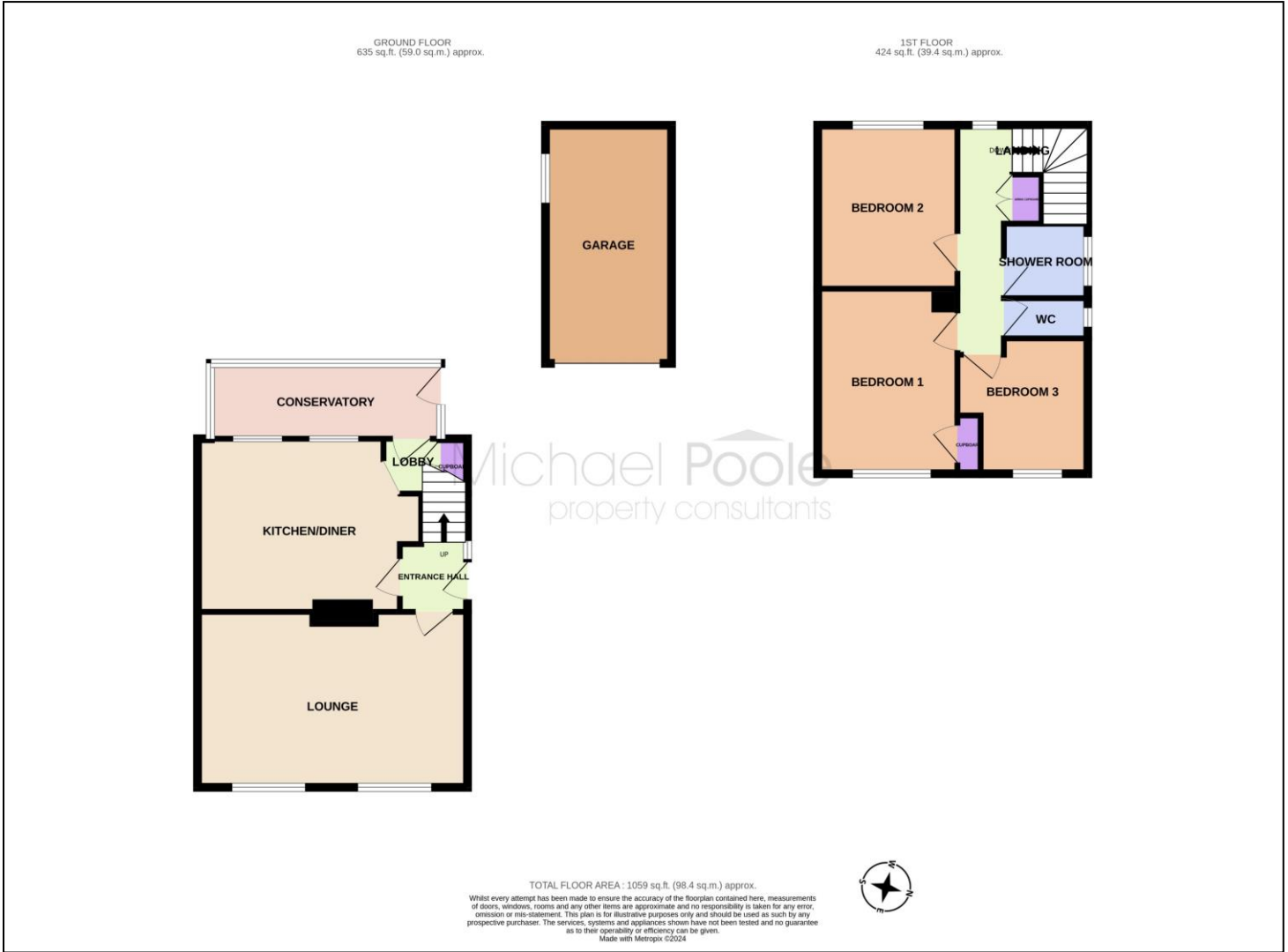
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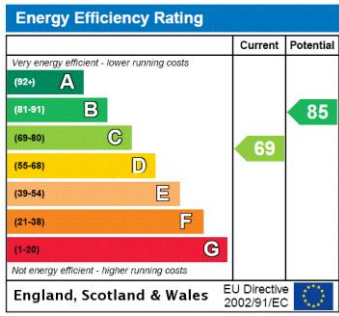


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