

## WOLLATON ROAD, BILLINGHAM, TS23 3BD



- ▲ CHAIN FREE SALE
- ▲ Three Bedroom Mid Terrace
- ▲ Ideal Starting Point for First Time Buyers or Young Families
- ▲ Westerly Facing Rear Garden
- ▲ Driveway to the Front
- ▲ Modern Kitchen & Bathroom
- ▲ Gas Central Heating & UPVC Double Glazing

**Offers Over £110,000**

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Offered to the market with a simple CHAIN FREE sale, this three bedroom mid terraced house will be of certain interest to first time buyers and young families as it is an ideal starting point.

The property features gas central heating, UPVC double-glazing, off-street parking on the driveway and a westerly facing rear garden.

The property comprises entrance hall, lounge, kitchen/diner, and utility/porch. The first floor has landing, three bedrooms and bathroom with modern suite.

### **GROUND FLOOR**

#### **HALLWAY**

#### **LOUNGE - 5.7m x 2.64m (min) (18'8" x 8'8" (min))**

With dual aspect windows and remote control wall mounted coal effect electric fire.

#### **DINING KITCHEN - 4.4m (14'5") reducing to 2.41m (7'11") x 4.62m (15'2") reducing to 2.29m (7'6")**

Attractive range of wall and base units, built in electric hob with extractor fan over and plumbing for automatic washing machine. Rear access door and tiled floor. Auxiliary points for speaker.

#### **UTILITY/PORCH - 2.26m x 1.24m (7'5" x 4'1")**

Second access door.

### **FIRST FLOOR**

#### **LANDING**

Cupboard housing the wall mounted gas central heating boiler.

#### **BEDROOM ONE - 3.9m x 3.1m (12'10" x 10'2")**

Built in wardrobe.

#### **BEDROOM TWO - 3.23m x 2.95m (min) (10'7" x 9'8" (min))**

Built in cupboard.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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**BEDROOM THREE - 2.7m x 2.3m (8'10" x 7'7")**

**BATHROOM - 1.68m x 2.16m (5'6" x 7'1")**

White three piece suite with a mixer shower over the bath and glazed screen. Part tiled walls and extractor unit.

**EXTERNALLY**

**GARDENS AND PARKING**

Gravelled frontage provides off road parking for two to three cars. Neat and well maintained rear garden is enclosed with a gravelled seating area and lawn.

**AGENTS REF:** - MH/LS/BIL190072/04022026

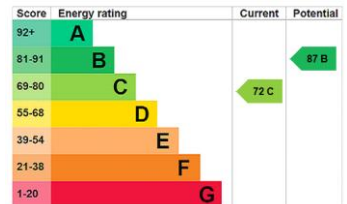
**Council Tax Band:** A    **Tenure:** Freehold

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





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