

SANDY LANE, BILLINGHAM, CLEVELAND, TS22 5BE



- ▲ A Superbly Modern Three Bedroom Detached Home!
- ▲ Solid Oak Doors And Banister With Glass Insert
- ▲ Open Plan Kitchen/Diner/Lounge With Fitted Appliances
- ▲ Three Good Sized Bedrooms

- ▲ High Spec From Top To Bottom
- ▲ Off Street Parking As Well As Single Garage
- ▲ Good Sized Rear Garden
- ▲ Within Easy Walking Distance Of Some Good Schooling!

£245,000

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This modern and stylish three bedroom detached home is worthy of a viewing to see it in person!

Notable features include stylish open plan kitchen/diner/lounge with fitted appliances and French doors leading out to the rear garden, off street parking as well as single garage, good sized rear garden, solid oak doors and banister with glass insert, stylish bathroom and three good sized bedrooms.

Location wise it's within easy walking distance of some good schooling!

GROUND FLOOR

ENTRANCE HALL - Composite front door and stairs leading to the first floor.

LOUNGE

KITCHEN/DINER/LOUNGE - Good looking range of high gloss handless wall, drawer and floor units, work top, integrated

appliances, electric oven, induction hob and extrector fan, sink unit and UPVC french doors leading to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM - Close coupled toilet, wash basin, free standing bath, walk in shower and tiled flooring and walls.

EXTERNALLY - Off street parking to the front and a good sized rear garden.

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

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Council Tax Band: D **Tenure:** Freehold

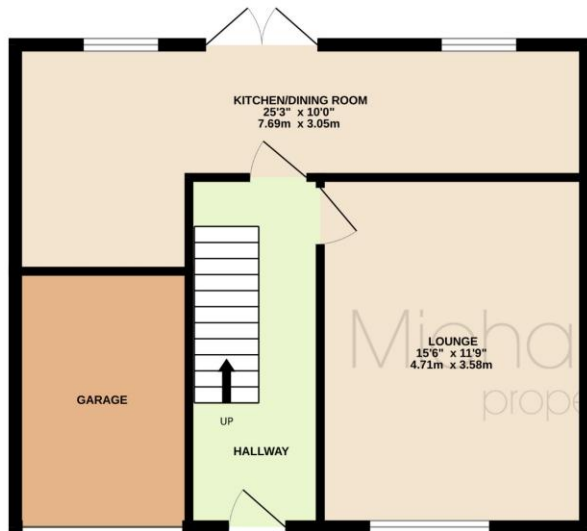
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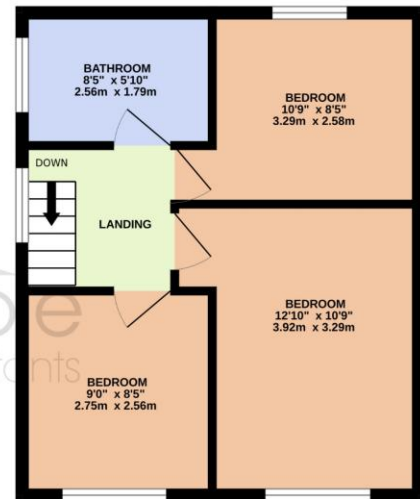
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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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