

## GARDENIA WAY, BILLINGHAM, TS23 2BF



- ▲ Modern Three Bedroom Terrace House
- ▲ Pleasantly Located in Quiet, Yet Really Convenient College Gardens Location
- ▲ Would Make a Perfect First Time Buyer Home or An Excellent 'Ready to Go' Rental Property
- ▲ Master Bedroom with Built-In Wardrobes & Shower Room En-Suite
- ▲ Westerly Facing Garden with Patio & Lawn
- ▲ Allocated Parking for Two Cars
- ▲ Smart Modern Kitchen Units & Comfy Rear Lounge/Diner with French Doors

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Whether you're looking to get a first-time home of your own or making a sound property investment, this three bedroom modern style town house could be your ideal buy! It has the advantage of parking for two cars to the rear, a sunny westerly facing garden with patio and lawn, UPVC double glazing and central heating with a combi boiler.

The nicely presented, spotlessly clean interior comprises entrance hall with cloakroom/WC, kitchen with smart modern style units and comfortable rear lounge/diner with French doors. The first floor has the master bedroom with built in wardrobes, and shower room en-suite, two further bedrooms and family bathroom.

Viewing is advised.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Composite entrance door with glass inlay, woodgrain effect laminate flooring, and staircase to the first floor.

#### **CLOAKROOM/WC**

Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, low level WC, electric extractor fan, and radiator.

#### **KITCHEN BREAKFAST ROOM - 4.37m x 2.44m (14'4" x 8')**

Fitted with a range of modern style wall, drawer, and floor units with complementary wood effect work surface, one and a half bowl stainless steel sink with drainer and mixer tap over, four ring gas hob with brushed steel splashback and brushed steel electric extractor fan over, integrated electric oven, plumbing for washing machine, space for fridge freezer and wood effect vinyl flooring.

#### **LOUNGE/DINING ROOM - 4.55m (14'11") (max) x 4.04m (13'3") (max)**

With radiator, under stairs storage cupboard and UPVC French doors open to the rear garden.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## FIRST FLOOR

### **LANDING**

With access to the loft and storage cupboard.

### **BEDROOM ONE - 3.56m (11'8") into recess x 3.25m (10'8")**

With radiator, built-in wardrobe and cupboard and airing cupboard housing the combination boiler.

### **EN-SUITE**

Fitted with a white three-piece suite comprising shower cubicle with glass shower screen and tiled splashback, low level WC, wash hand basin with mixer tap and tiled splashback, radiator, electric extractor fan and vinyl flooring.

### **BEDROOM TWO - 3m x 2.3m (9'10" x 7'7")**

With radiator.

### **BEDROOM THREE - 2.24m x 1.98m (7'4" x 6'6")**

With radiator.

### **BATHROOM**

White three-piece suite comprising panelled bath with mixer tap over, wash hand basin with mixer tap and WC. Tile effect vinyl flooring, electric extractor fan and part tiled walls.

## EXTERNALLY

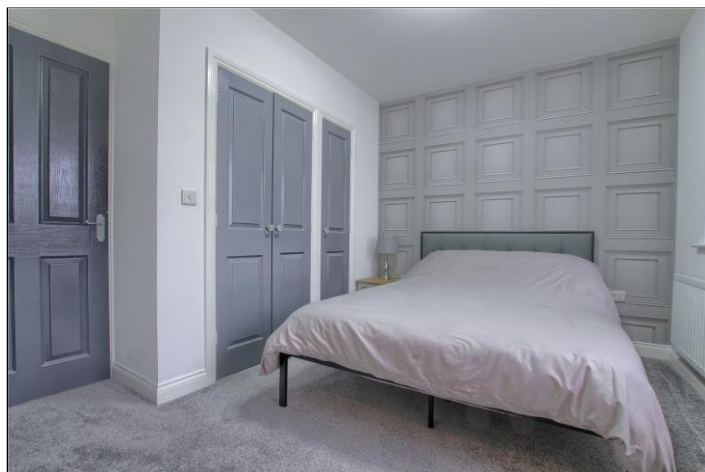
### **GARDENS & PARKING**

There is a small open plan front garden and an attractive fence enclosed westerly facing rear garden with timber decked patio, Astro turf lawn and rear access gate opening onto the two allocated resident's car parking spaces.

**AGENTS REF:** - MH/LS/BIL220727/08122022

**Council Tax Band:** C      **Tenure:** Freehold

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

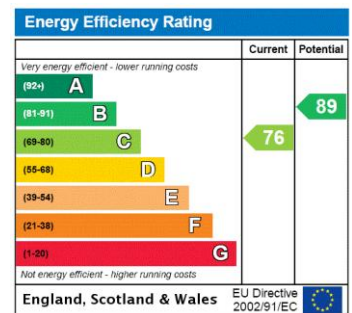


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