

CHEPSTOW CLOSE, BILLINGHAM, STOCKTON-ON-TEES, TS23 2EW



- ▲ Three Bedroom Semi Detached House
- ▲ Cul-De-Sac Position
- ▲ Westerly Facing Rear Garden
- ▲ Lounge & Breakfast Kitchen with Modern Units
- ▲ Modern Bathroom & Separate WC
- ▲ Gas Central Heating & UPVC Double Glazing

Offers in the region of £130,000

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If you are in the market for your first home or looking for a ready to move in property, then this might just be the perfect property for you! Set in a cul-de-sac position with a westerly facing rear garden and driveway.

The property comprises entrance hall, L' shaped lounge, breakfast kitchen with a range of modern units and utility room. The first floor has two double bedrooms, roomy single, bathroom with modern suite and separate WC. Outside there is a westerly facing rear garden with large patio area.

Other features include gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, radiator, staircase to the first floor and under stairs meter cupboard.

LOUNGE - 5.16m x 4.01m (16'11" x 13'2")

With radiator, woodgrain effect laminate flooring and wall mounted living flame electric fire.

KITCHEN BREAKFAST ROOM - 5.16m x 3.02m (max) (16'11" x 9'11" (max))

Fitted with a range of modern white high gloss wall, drawer, and floor units with complementary marble effect work surface, four ring electric hob with subway tiled splashback and brushed steel electric extractor fan over, integrated electric oven, plumbing for washing machine, tile effect vinyl flooring, radiator and UPVC double glazed door to the westerly facing rear garden.

UTILITY AREA - With storage.

FIRST FLOOR

LANDING - With airing cupboard housing the combination boiler, separate storage cupboard and access to the loft.

BEDROOM ONE - 3.45m x 3.9m (max) (11'4" x 12'10" (max))

With radiator and over stairs wardrobe.

BEDROOM TWO - 3.45m x 3.02m (11'4" x 9'11")

With radiator and over stairs wardrobe.

TO VIEW: Tel: 01642 955140

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BEDROOM THREE - 2.97m x 2.08m (9'9" x 6'10")

With radiator.

BATHROOM - Fitted with a white two-piece suite comprising P' shaped bath with shower over, mixer tap and glass shower screen, vanity unit with wash hand basin, waterproof panelled walling and tile effect vinyl flooring.

SEPARATE WC - With dual flush WC.

EXTERNALLY

GARDENS - To the front there is a lawned garden with bush borders and block paved hard standing. Gated access leads to the westerly facing rear garden with block paved patio area, lawn, outside tap and power.

AGENTS REF: - MH/LS/BIL230361/21112025

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

TO VIEW: Contact our Billingham office on

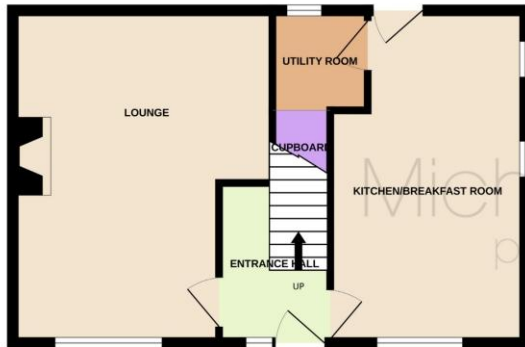
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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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