

GUILDFORD ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2AB



- ▲ A Really Nicely Presented & Stylish Three Bedroom Semi Detached House
- ▲ Good Size Westerly Facing Rear Garden with Patio & Lawn
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler
- ▲ Car Parking in Front
- ▲ L' Shaped Kitchen/Breakfast with Attractive Range Shaker Design Units
- ▲ Two Double Bedrooms & Roomy Single Bedroom
- ▲ Modern Shower Room with Separate WC

£145,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Some houses are proper make-you-feel-at-home-right-away kind of spaces and this three-bedroom semi-detached is definitely one of those. It's welcoming, cared-for and would make an ideal first-time buyer home!

It sits on exactly the right side of the street, giving the good size garden the advantage of a west, south/westerly aspect meaning that the sun (when it's out) is a feature for most of the day. Also, as it backs onto bungalows, the garden has a higher than usual degree of privacy.

The nicely presented and stylish living space has an open plan L' shaped kitchen/diner with an attractive range of modern Shaker style cabinets, lounge and entrance hall. The first floor has three bedrooms (two double and one roomy single), shower room with a white suite and a separate WC.

Other notable features include UPVC double glazing, central heating with a combi boiler and car parking space.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor, LVT flooring and under stairs meter cupboard.

LOUNGE - 3.94m (12'11") (max) x 3.89m (12'9") (max)
With radiator and double wooden glass doors open to ...

KITCHEN/DINING ROOM - 6.12m (20'1") (max) x 4.27m (14') (max)

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary work surface, integrated double electric oven and grill, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, integrated fridge freezer, sink with mixer tap and drainer, LVT flooring, two radiators and UPVC double glazed door to the side aspect.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.27m (14') into recess x 3.3m (10'10")
With radiator.

BEDROOM TWO - 4.27m x 2.82m (14' x 9'3")
With radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



GUILDFORD ROAD, TS23 2AB

BEDROOM THREE - 2.4m x 2.34m (7'10" x 7'8")

With radiator.

SHOWER ROOM - Fitted with a modern white two-piece suite comprising wash hand basin, double walk-in shower, waterproof panelled walling, vinyl flooring and radiator.

SEPARATE WC - With dual flush WC, vinyl flooring and waterproof panelled walling.

EXTERNALLY

PARKING & GARDEN - To the front there is a flagstone driveway with mature bush borders. Side gated access leads to the westerly facing rear garden with large flagstone patio area, raised gravelled beds, lawn with gravel, flower and tree borders and outside tap.

AGENTS REF: - MH/LS/BIL240101/11052026

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

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

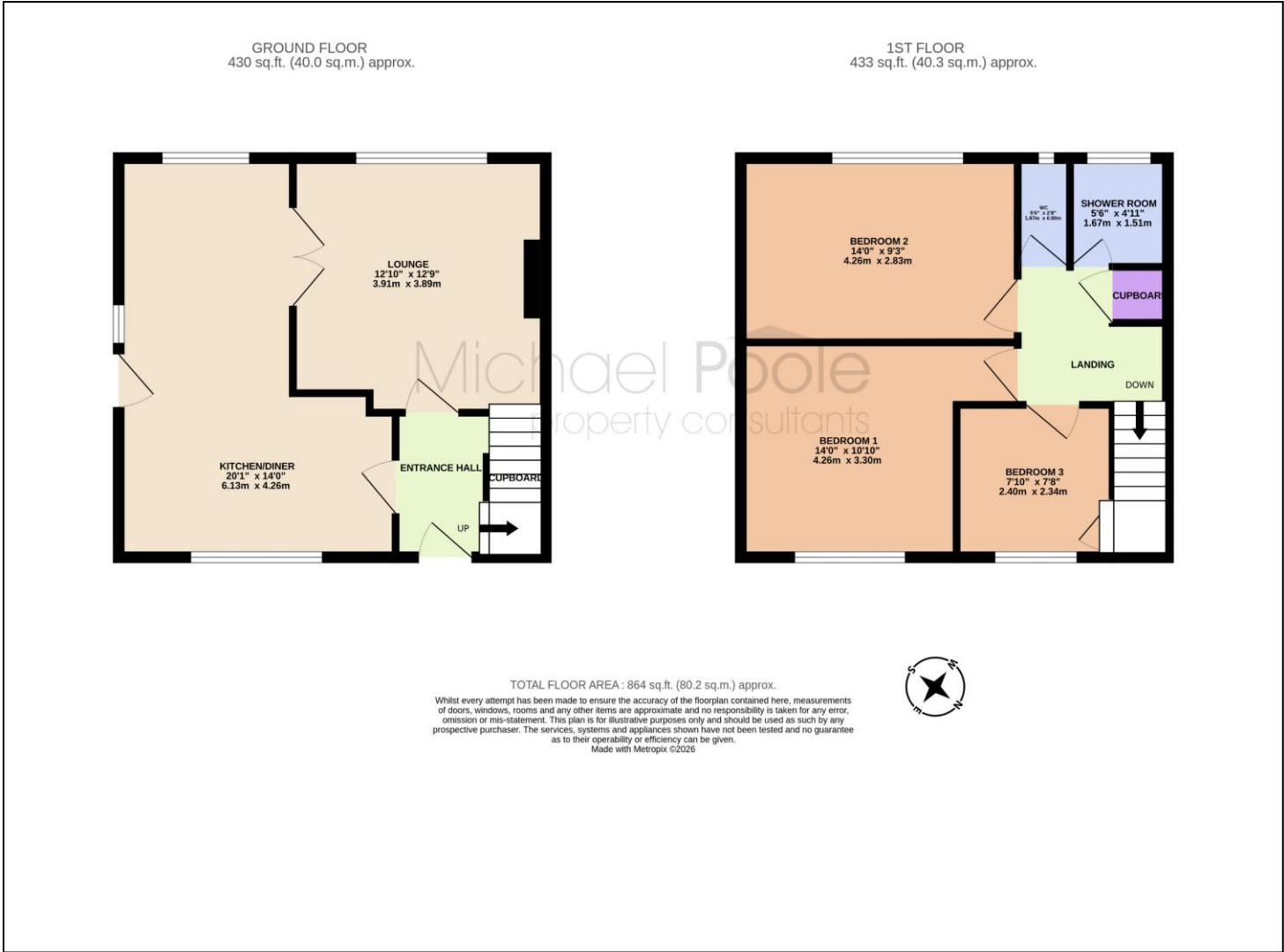


GUILDFORD ROAD, TS23 2AB

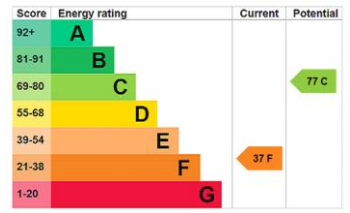


GUILDFORD ROAD, TS23 2AB





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY