

# CORFE CRESCENT, BILLINGHAM, STOCKTON-ON-TEES, TS23 2DX



- ▲ Three Bedroom End Terrace House
- ▲ Fantastically Presented Throughout
- ▲ Ideal First Time Buyer Property
- ▲ Garage & Landscaped Rear Garden with Indian Flagstone Patio

- ▲ Lounge/Diner & Kitchen with Modern Units
- ▲ Modern Bathroom
- ▲ Gas Central with Combi Boiler & UPVC Double Glazing

**Offers Over £140,000**

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This fantastically presented three bedroom end terrace home is an ideal starting point if you are looking to get on the ladder or looking for a ready to move in property.

It features excellent family sized living accommodation with three bedrooms, spacious lounge/diner, garage, landscaped rear garden, gas central heating with combi boiler and UPVC double glazing.

The home comprises porch, entrance hall, lounge/diner and kitchen with modern units. The first floor has landing to double rooms, roomy single and bathroom with modern bathroom suite. Outside there are a hardstanding front garden and garage.

**GROUND FLOOR**

**ENTRANCE PORCH** - Composite entrance door with glass inlay to a spacious porch with radiator and wood effect vinyl flooring.

**ENTRANCE HALL** - With staircase to the first floor, under stairs storage cupboard, woodgrain effect vinyl flooring and radiator.

**LOUNGE DINER - 5.3m (17'5") (max) x 4.5m (14'9") (max)**

With woodgrain effect laminate flooring, two radiators and living flame electric fire.

**KITCHEN - 3.45m x 2.51m (11'4" x 8'3")**

Fitted with a modern range of wall, drawer, and floor units with complementary marble effect work surface, breakfast bar, slot in cooker, plumbing for washing machine, space for a fridge freezer, stainless steel sink with mixer tap and drainer, woodgrain effect laminate flooring, LED downlights and UPVC double glazed door to the rear garden.

**FIRST FLOOR**

**LANDING** - With access to the loft.

**BEDROOM ONE - 4.47m (14'8") into alcove x 3.45m (11'4") (max)**

With radiator.

**BEDROOM TWO - 3.45m (11'4") into recess x 3.23m (10'7")**

With radiator.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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### **BEDROOM THREE - 2.4m x 2.3m (7'10" x 7'7")**

With radiator.

**BATHROOM** - Fitted with an ultra-modern three-piece suite comprising L' shaped bath with drench showerhead over, shower attachment and glass shower screen, vanity unit with wash hand basin and mixer tap, dual flush WC, radiator, airing cupboard housing the combination boiler, part tiled walls and vinyl flooring.

### **EXTERNALLY**

**PARKING & GARDENS** - To the front there is a double width concrete driveway and gravelled front garden with Indian flagstone pathway to the garage. The generous rear garden features a large Indian flagstone patio area, lawn, large shed, two brick built sheds, one with power and outside tap.

### **GARAGE - 5.3m x 2.67m (17'5" x 8'9")**

With power, light and double doors to the rear leading to the generous garden.

**AGENTS REF:** - MH/LS/BIL240513/27012026

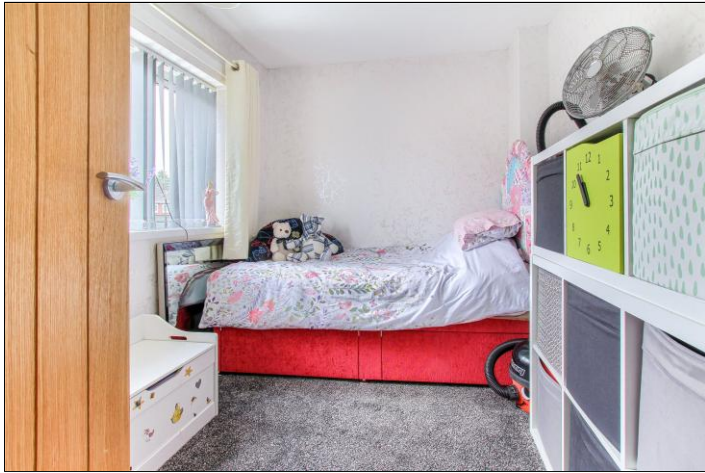
**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

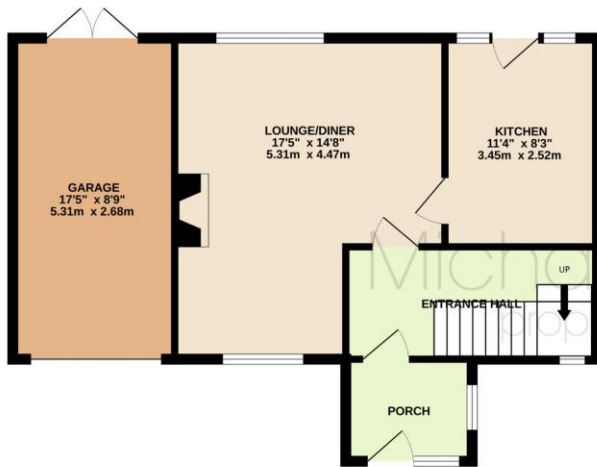
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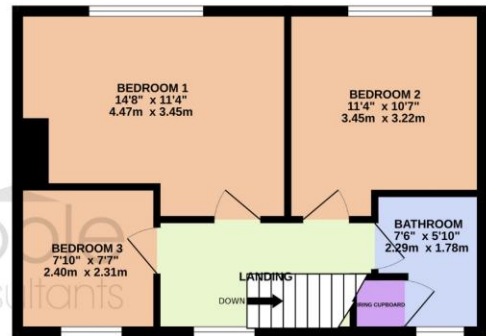
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GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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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