

EDGEHILL WAY, BILLINGHAM, STOCKTON-ON-TEES, TS23 3LE



- ▲ Three Bedroom Mid Terrace House
- ▲ Sold with a Tenant in Situ - £7,500 Per Annum
- ▲ Lounge, Kitchen/Diner & Utility Room
- ▲ Front & Rear Gardens
- ▲ Gas Central Heating

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This mid terraced property comprises entrance hall, living room, kitchen/diner and utility room. The first floor has three bedrooms and bathroom.

Other features include gas central heating and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door and staircase to the first floor.

LIVING ROOM - 4.1m x 3.8m (13'5" x 12'6")

With radiator.

KITCHEN DINER

Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, space for slot in cooker with tiled splashback and black electric extractor fan over, one and a half bowl stainless steel sink with mixer tap and drainer, and woodgrain effect laminate flooring.

FIRST FLOOR

LANDING

BEDROOM ONE - 4.1m (13'5") (max) x 3.84m (12'7") (max)

With radiator.

BEDROOM TWO - 4.1m (13'5") (max) x 3.63m (11'11") (max)

With radiator.

BEDROOM THREE - 2.7m x 2.72m (8'10" x 8'11")

With radiator.

TO VIEW: Tel: 01642 955140

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BATHROOM

Fitted with a white three-piece suite comprising tiled panelled bath with electric shower over and mixer tap, wash hand basin, dual flush WC, radiator and fully tiled walls and floor.

EXTERNALLY

GARDENS

The front of the property is pedestrianised and there is a lawned garden with concrete pathway to the entrance door. The rear garden is laid to lawn with flagstone pathway and rear gated access.

AGENTS REF: - MH/LS/BIL250044/21052025

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

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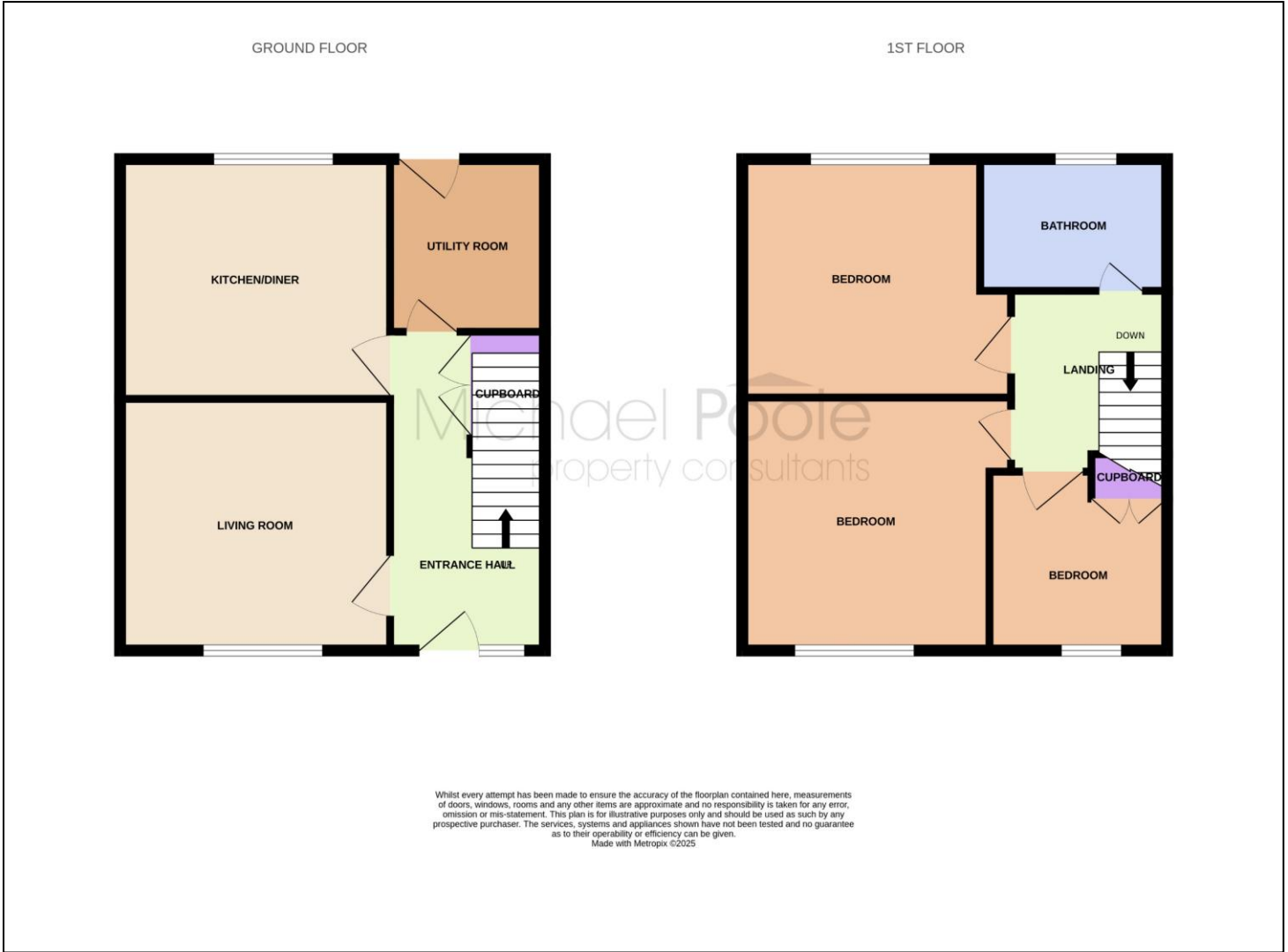


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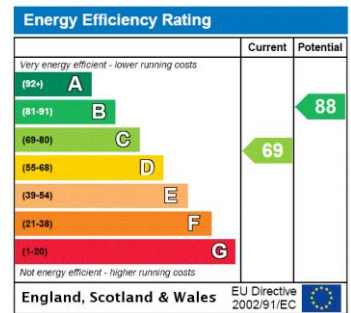
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