

BRAEMAR ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2AP



- ▲ Offered to the Market with a CHAIN FRE Sale
- ▲ Being the Subject of Skilful Renovations & a Flawless Makeover
- ▲ Perfect First Time Buyer Home
- ▲ Three Bedroom Semi Detached House
- ▲ Kitchen with Modern Range of Shaker Design Units

- ▲ Newly Fitted Carpets/Flooring, Decoration & Modern Bathroom
- ▲ Driveway & Shared Driveway to Detached Garage
- ▲ Gas Central Heating with Combi & UPVC Double Glazing

Offers Over £130,000

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This three-bedroom semi-detached house has undergone extensive refurbishment recently to provide imaginative well planned, superbly presented accommodation. Perfect if you are in the market for your first home or looking for a ready to move in property.

The home comprises entrance hall, spacious kitchen with a range of modern Shaker design units and rear lounge/diner with access to the southerly facing rear garden. The first floor has two generous double bedrooms, roomy single and newly installed modern bathroom with four-piece suite. There is off street parking on the driveway with a further shared drive leading to the detached garage.

The renovation includes new carpets/flooring throughout, new bathroom suite and full decoration throughout.

Other features include gas central heating with combi boiler, UPVC double glazing and is offered to the market with a CHAIN FREE sale.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door to a spacious entrance hall with under stairs storage cupboard, staircase to the first floor and radiator.

KITCHEN BREAKFAST ROOM - 4.27m (14') (max) x 3.53m (11'7") (max)

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary marble effect work surface and breakfast bar, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, one and a half bowl stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, part tiled walls, LED downlights, woodgrain effect laminate flooring and UPVC double glazed door to the side aspect.

LOUNGE - 3.9m x 3.89m (12'10" x 12'9")

With radiator and living flame remote control electric fire.

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DINING AREA - 2.7m x 2.6m (8'10" x 8'6")

With radiator and UPVC double glazed door to the southerly facing rear garden.

FIRST FLOOR

LANDING

With airing cupboard housing the combination boiler.

BEDROOM ONE - 4.32m (14'2") x 3.3m (10'10") into recess

With radiator.

BEDROOM TWO - 4.32m x 2.82m (14'2" x 9'3")

With radiator.

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

With radiator and over stairs storage cupboard.

BATHROOM

Newly fitted modern four-piece suite comprising corner shower cubicle with glass sliding door, waterfall showerhead and porcelain tiled splashback, panelled bath with mixer tap and porcelain tiled splashback, wash hand basin with mixer tap and porcelain tiled splashback, dual flu splashback and woodgrain effect vinyl flooring.

EXTERNALLY

PARKING & GARDENS

To the front there is a concrete driveway with flagstone pathway, lawn and mature flower borders. Shared drive access leads to the detached garage with up and over door. Side gated access leads to the southerly facing rear garden with large flagstone patio areas and mature flower borders.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL250158/19052026

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

TO VIEW: Contact our Billingham office on

Tel: 01642 955140

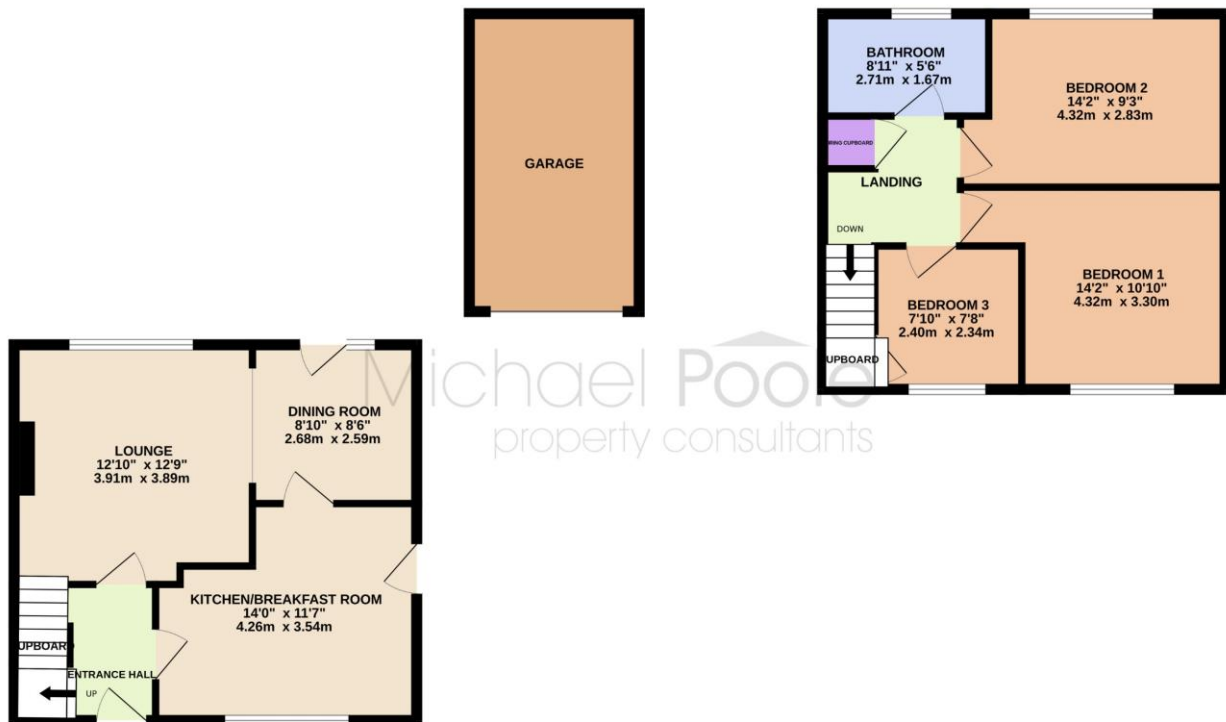


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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

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



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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