

## CUMBERLAND CRESCENT, BILLINGHAM, TS23 1AY



- ▲ We Think You're Going to Love This Three Bedroom Semi
- ▲ Lovely Large Rear Garden
- ▲ Detached Garage
- ▲ Straightforward Chain Free Sale

- ▲ UPVC Double Glazing
- ▲ Combi Boiler
- ▲ Lounge, Kitchen & Dining Room

**£138,000**

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This solid three bedroom terrace house has lovely proportions and is a straightforward chain free sale. The layout is great and features a large garden with detached garage.

Comprising briefly entrance hall, lounge with double aspect windows, kitchen and dining room on the ground floor. There are three bedrooms (two roomy doubles and one large single) and a shower room with a white suite.

Other attractions include driveway, UPVC double glazing and central heating with a combi boiler.

**GROUND FLOOR**

**ENTRANCE HALL**

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

**LOUNGE - 4.98m x 3.45m (16'4" x 11'4")**

With radiator, living flame gas fire in wood surround with marble hearth and UPVC French doors opening to the rear garden.

**DINING ROOM - 3.45m (11'4") (max) x 3.12m (10'3") (max)**  
With radiator.

**KITCHEN - 4.3m x 1.83m (14'1" x 6')**

Featuring a range of white wall, drawer, and floor units with complementary marble effect work surface, sink with mixer tap and drainer, plumbing for washing machine, slot in cooker, radiator and UPVC double glazed door to the rear garden.

**FIRST FLOOR**

**LANDING**

With access to the loft and Baxi combination boiler.

**BEDROOM ONE - 3.8m (max) x 3.35m (12'6" (max) x 11')**  
With radiator and two built-in cupboards.

**BEDROOM TWO - 3.38m (11'1") into recess x 3.38m (11'1")**  
With radiator.

**TO VIEW: Tel: 01642 955140**

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## **BEDROOM THREE - 2.5m x 2.2m (8'2" x 7'3")**

With radiator.

## **SHOWER ROOM**

Fitted with a white three-piece suite comprising double shower with glass door, wash hand basin, WC and radiator.

## **EXTERNALLY**

### **GARDENS & PARKING**

Pebble and flower border to the front with a concrete driveway with shared access leading to the detached garage. Gated access leads to the generous rear garden with flagstone patio area, lawn, bush and flower border, further lawned area with mature flower borders and two sheds.

### **GARAGE - 5.44m x 2.54m (17'10" x 8'4")**

With up and over door and side access door.

**AGENTS REF:** - MH/LS/BIL250239/19052025

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

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

Tel: 01642 955140



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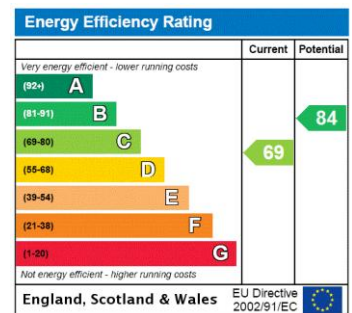
GROUND FLOOR

1ST FLOOR

*Michael Poole*  
property consultants

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