

ST. AIDANS CRESCENT, BILLINGHAM, TS22 5AD



- ▲ Traditional Semi Detached Bungalow with No Chain
- ▲ Extended, Versatile & Sizable Living Space
- ▲ Lovely Position Backing onto Fields & Woods
- ▲ Private Westerly Facing Rear Garden

- ▲ Two Double Bedrooms & Two Reception Rooms
- ▲ Kitchen/Diner with Modern Units
- ▲ Modern White Three Piece Shower Room
- ▲ Baxi Combi Boiler & UPVC Double Glazing

£220,000

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The footprint of this traditional style extended bungalow with no chain really is hard to beat for a semi. Three double bedrooms and one good size reception room or two double bedrooms and two reception rooms, the choice is entirely yours.

It has the advantage of UPVC double glazed windows and exterior doors, off street parking on the driveway and central heating with a Baxi combi boiler.

The position is delightful too, with a private westerly facing rear garden backing onto fields and woods.

Comprising briefly entrance hall, two double bedrooms, rear sitting room/bedroom, lounge, modern shower room and open plan kitchen/diner with modern units situated at the rear of the property.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay to a spacious entrance door.

BEDROOM ONE - 4.27m (14') into bay window x 3.9m (12'10")
With radiator.

BEDROOM TWO - 4m x 3.15m (13'1" x 10'4")
With radiator.

SITTING ROOM/BEDROOM THREE - 4.06m x 4.1m (13'4" x 13'5")
With feature stone fireplace, radiator and UPVC double glazed doors open to the dining room/kitchen.

DINING ROOM/KITCHEN - 7.57m x 4m (24'10" x 13'1")
An extension to the property creating some fantastic living space and featuring shaker design wall, drawer, and floor units with complementary work surface and breakfast bar, four ring gas hob with tiled splashback and electric extractor fan, one and a half bowl stainless steel sink with mixer tap and drainer, integrated electric oven, plumbing for washing machine, woodgrain effect laminate flooring, two Velux windows, built-in corner unit with drawers, radiator and UPVC doors open to the westerly facing garden.

LOUNGE - 4.57m x 3.15m (max) (15' x 10'4" (max))
With woodgrain effect laminate flooring, radiator and airing cupboard housing the Baxi combination boiler.

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SHOWER ROOM - Fitted with a white modern three-piece suite comprising walk-in shower with shower over, vanity unit with wash hand basin, dual flush WC, radiator, tiled walls and vinyl flooring.

EXTERNALLY

PARKING & GARDENS - To the front there is a block paved driveway, flagstone pathway to the entrance door and a lawned garden. Side gated access leads to the westerly facing rear garden with brick built shed, flagstone patio area, lawn, mature bush and flower borders, rear gate to the woodland walkway, outside tap and the garden is not directly overlooked to the rear.

AGENTS REF: - MH/LS/BIL250337/29012026

Council Tax Band: B **Tenure:** Freehold

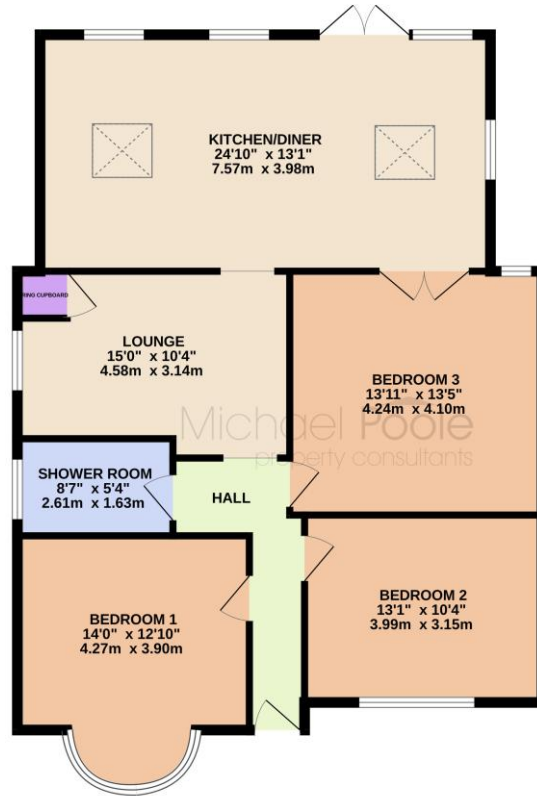
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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	93 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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