

DRIFFIELD WAY, BILLINGHAM, STOCKTON-ON-TEES, TS23 3RD



- ▲ Tenure – Leasehold. When bought the property will be transferred from Leasehold to Freehold on a 100% basis
- ▲ Popular Owington Farm Location

- ▲ Good size rear garden and driveway parking
- ▲ 19ft lounge and breakfast/kitchen
- ▲ UPVC double glazing

£100,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



There is no onward chain, and the accommodation comprises very briefly, entrance porch, 19ft lounge and breakfast/kitchen.

The first floor has two bedrooms and bathroom.

Outside, the rear garden is a good size, and there is a driveway for off road parking.

Tenure – Leasehold. When bought the property will be transferred from Leasehold to Freehold on a 100% basis

There is a fee of £150 + VAT payable by the buyers solicitor for the drafts the transfer or £225. + VAT if Home Group drafts the transfer.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 5.82m x 3.66m (19'1" x 12')

KITCHEN BREAKFAST ROOM - 3.66m x 2.36m (12' x 7'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m x 3.28m (12' x 10'9")

BEDROOM TWO - 3.66m x 2.4m (12' x 7'10")

BATHROOM - 2.54m x 1.6m (8'4" x 5'3")

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



DRIFFIELD WAY, TS23 3RD



EXTERNALLY

PARKING & GARDEN

Externally there is parking on a paved driveway and there is side gated access to the rear garden with lawn and mature bush 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.

TENURE - Tenure – Leasehold but if bought at 100% it will become a Freehold Property.

AGENTS REF: - MH/LS/BIL250393/11112025

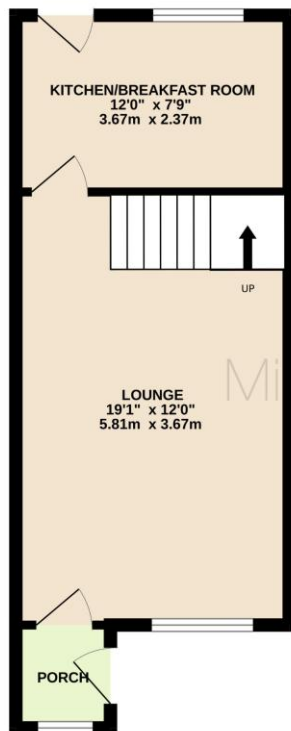
Council Tax Band: A

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

While 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.
Made with Metropix ©2025

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY