

QUEBEC GROVE, BILLINGHAM, STOCKTON-ON-TEES, TS23 3PY



- ▲ Three Bedroom Semi Detached House
- ▲ Ready to Move in Condition
- ▲ Westerly Facing Rear Garden
- ▲ Modern Kitchen/Breakfast Room & Bathroom
- ▲ Pedestrianised Front Access Next to a Greenfield

- ▲ Driveway & 17ft Garage
- ▲ Stylishly Presented Throughout
- ▲ Gas Central Heating with Combi Boiler

£159,950

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This three-bedroom semi-detached property comes to the market in ready to move in condition and would make an ideal first-time buyer property.

The property has been extended to create some further living space and features a westerly facing rear garden, rear driveway, 17ft x 9ft garage, gas central heating with combi and UPVC double glazing.

The home comprises lounge, sitting room and breakfast kitchen with modern units on the ground floor. The first floor has landing, two double bedrooms, roomy single bedroom, bathroom with modern suite and separate WC. There is a pedestrianised first access with lawn and westerly facing rear garden with patio area.

GROUND FLOOR

ENTRANCE PORCH

With UPVC double glazed entrance door, woodgrain effect laminate flooring and storage cupboard.

LOUNGE/DINER - 5.49m x 4.52m (max) (18' x 14'10" (max))

Door with glass inlay, radiator and staircase to the first floor.

SITTING ROOM - 3.15m x 2.36m (10'4" x 7'9")

A nice addition to the property creating some extra living space and featuring woodgrain effect laminate flooring and radiator.

BREAKFAST KITCHEN - 5.49m x 3.38m (max) (18' x 11'1" (max))

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary work surface, space for slot in range cooker with tiled splashback and brushed steel electric extractor fan over with glass inlay, plumbing for washing machine, woodgrain effect laminate flooring, radiator, LED downlights, under stairs storage cupboard and UPVC double glazed door with glass inlay to the rear westerly facing garden.

FIRST FLOOR

LANDING

With cupboard.

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BEDROOM ONE - 3.63m x 3.58m (max) (11'11" x 11'9" (max))
With radiator.

BEDROOM TWO - 3.63m x 2.44m (11'11" x 8')
With radiator and built-in fitted wardrobe.

BEDROOM THREE - 2.6m x 2.08m (8'6" x 6'10")
With radiator.

BATHROOM

Fitted with a white two-piece suite comprising panelled bath with mixer tap and shower over, wash hand basin, chrome towel rail, and fully tiled walls and floor.

SEPARATE WC

With WC, wash hand basin with mixer tap and tiled walls and floor.

EXTERNALLY

GARDEN

The property is pedestrianised to the front and side gated access leads to the westerly facing rear garden with Indian flagstone patio area and lawn.

PARKING

Off street parking to the rear.

GARAGE - 5.38m x 2.82m (17'8" x 9'3")
With power supply and light.

AGENTS REF: - MH/LS/BIL250455/03102025

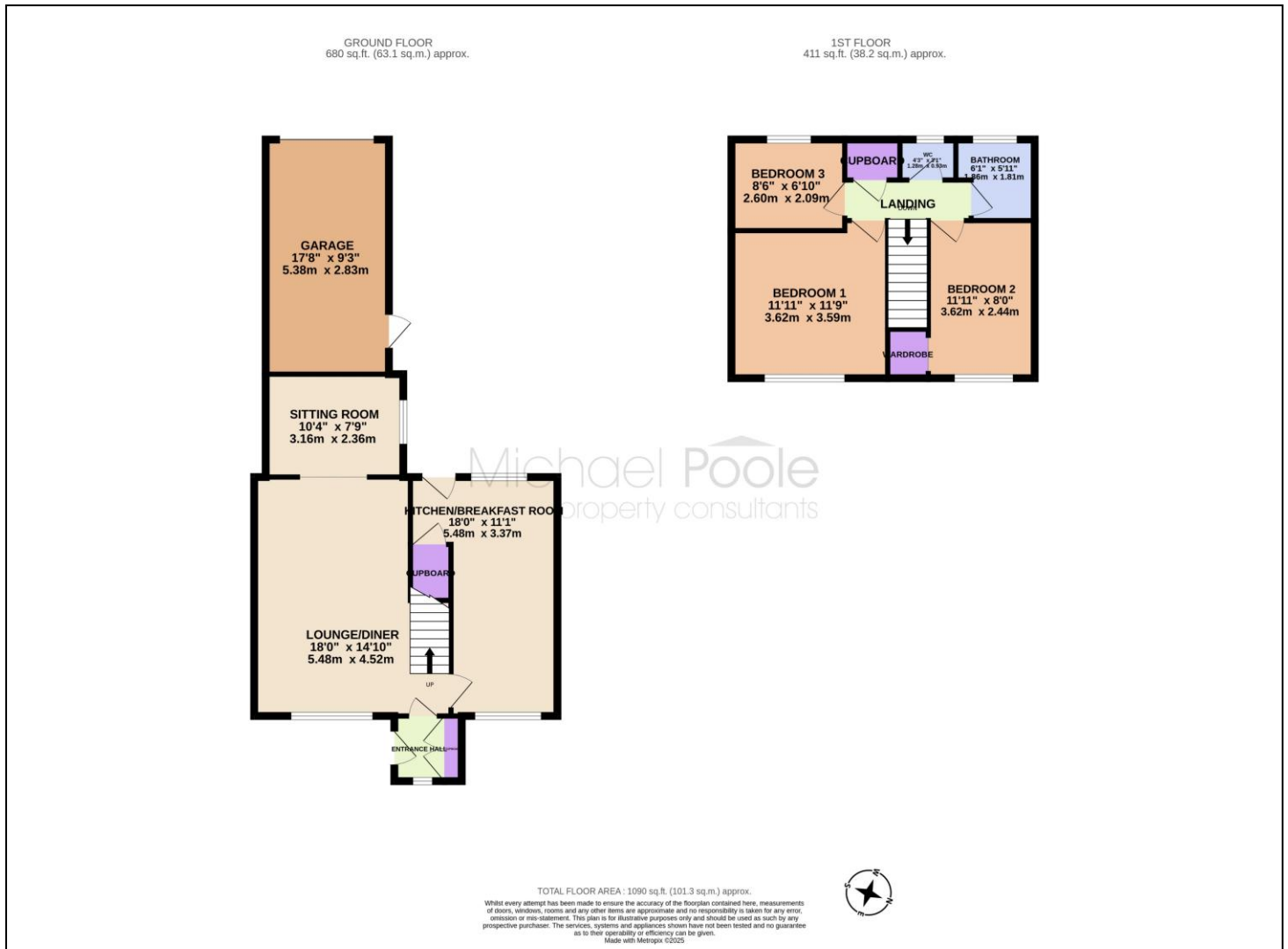
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: **01642 955140**



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