

WINGATE AVENUE, BILLINGHAM, STOCKTON-ON-TEES, TS23 3PP



- ▲ A Well Cared For Two Bedroom Detached Bungalow with No Onward Chain
- ▲ Sensibly Priced for An Early Sale
- ▲ Pleasant Position Surrounded by Bungalows

- ▲ Enclosed Rear Garden
- ▲ Garage with Electric Roller Door & Parking on The Driveway
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

£160,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This great example of a link-detached bungalow with two bedrooms has the advantage of no onward chain and a sensible price tag.

Well cared for over the years, the accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms and modern bathroom with three-piece suite. Outside, there are gardens to the front and rear, driveway, and garage with electric door.

Enjoying a pleasant position surrounded by bungalows, it also features UPVC double glazing and central heating with a combi boiler.

GROUND FLOOR

ENTRANCE HALL

L' SHAPED LOUNGE/DINING ROOM - 5.56m (18'3") reducing to 2.62m (8'7") x 4.7m (15'5") reducing to 3.56m (11'8")

KITCHEN - 2.95m x 2.64m (9'8" x 8'8")

BEDROOM ONE - 3.8m (12'6") into recess (max) x 3.7m (12'2") (max)

BEDROOM TWO - 3.28m x 2.8m (10'9" x 9'2")

BATHROOM - 2.51m x 1.63m (8'3" x 5'4")

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.

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

www.michaelpoole.co.uk



WINGATE AVENUE, TS23 3PP



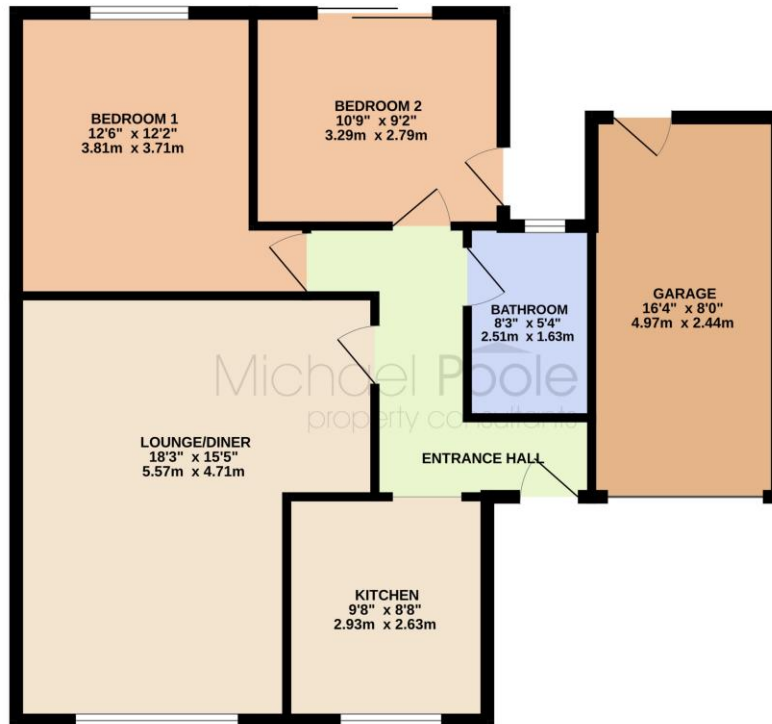
AGENTS REF: - MH/LS/BIL250458/11062026

Council Tax Band: C **Tenure:** Freehold

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



GROUND FLOOR



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. Made with Metropix v2020

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