

# HEREFORD TERRACE, BILLINGHAM, STOCKTON-ON-TEES, TS23 4AA



- ▲ Two Bedroom Terrace House
- ▲ Perfect If You Are in the Market for A Project Property
- ▲ Offered to the Market with A CHAIN FREE SALE

- ▲ Westerly Facing Rear Garden
- ▲ Gas Central Heating & UPVC Double Glazing

**£85,000**

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This two bedroom terrace house is perfect if you are in the market for a project property. Offered to the market with a chain free sale and featuring gas central heating, UPVC double glazing and a westerly facing rear garden.

The property comprises entrance hall, lounge, dining room and kitchen on the ground floor. The first floor has a landing, two bedrooms and shower room with three-piece suite.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC double glazed entrance door, radiator and staircase to the first floor.

**LOUNGE** - 4.1m (13'5") into alcove x 3.86m (12'8") into alcove  
With woodgrain effect laminate flooring, bay window and radiator.

**DINING ROOM** - 5.08m (max) x 2.24m (16'8" (max) x 7'4")  
With woodgrain effect laminate flooring, radiator and under stairs storage cupboard.

#### **KITCHEN** - 3.33m x 2.06m (10'11" x 6'9")

Fitted with a range of wall, drawer, and floor units, complementary work surface, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for slot in cooker and under counter fridge, and a UPVC door opens to the westerly facing rear garden.

#### **FIRST FLOOR**

**LANDING** - With storage cupboard.

#### **BEDROOM ONE** - 4.1m (13'5") x 3.2m (10'6") into alcove

With radiator, woodgrain effect laminate flooring and over stairs storage cupboard.

#### **BEDROOM TWO** - 3.8m x 2.24m (12'6" x 7'4")

With woodgrain effect laminate flooring and radiator.

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

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## **EXTERNALLY**

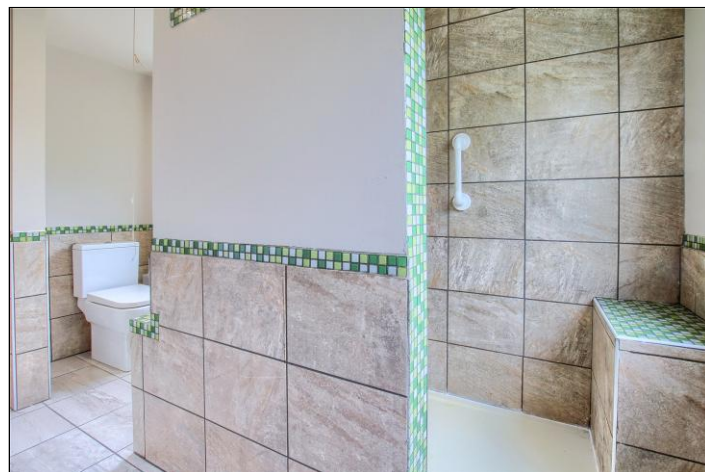
**GARDENS** - To the front there is a concrete flagstone pathway to the entrance door and a lawned garden. Alleyway access leads to the westerly facing rear garden with flagstone patio area, dividing brick wall, lawn, timber shed and the garden is not directly overlooked to the rear.

**AGENTS REF:** - MH/LS/BIL250535/08052026

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

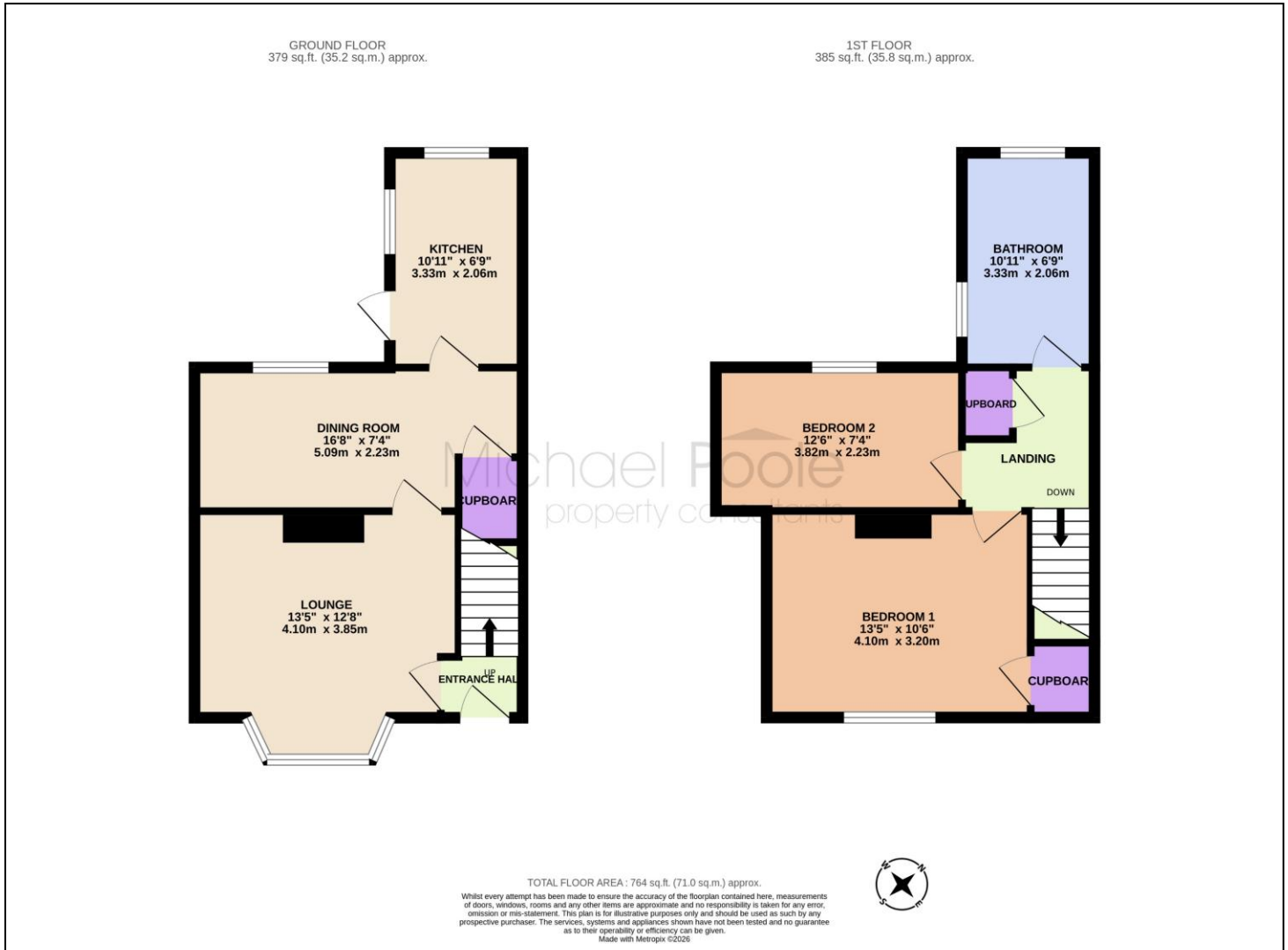
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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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.



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