

WARKWORTH ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2AQ



- ▲ Just Move Straight In & Enjoy This Exceptional, Very High Standard Semi Detached House
- ▲ Low Maintenance Rear Garden with Patio Area, Astro Turf Lawn & Having a SOUTH/WESTERLY Facing Rear Aspect
- ▲ Extended To Create Two Receptions Rooms, Kitchen with Modern Units & Useful Utility Room
- ▲ Three Bedrooms & Bathroom with A Modern White Suite

- ▲ Off Street Parking on the Double Width Block Paved Driveway
- ▲ Newly Fitted Combi Boiler (March 2026), UPVC Double Glazed Windows & Exterior Doors
- ▲ Newly Fitted LVT Flooring, Carpets & Wooden Blinds

Offers Over £145,000

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As semi-detached houses go this three-bedroom example is unrivalled in its extended layout and presentation. So much care and attention has been placed in getting it just right and it will be very easy to just move straight into.

The extended home comprises entrance hall, dining room, kitchen with modern units, utility room and spacious lounge. The first floor has a landing, two double bedrooms and roomy single and bathroom with modern suite. Outside there is parking to the front on the double width block paved driveway with side access leading to the fantastically presented south/westerly facing rear garden with large patio area and astro turf lawn.

Other features include gas central heating with newly fitted Baxi combi boiler (March 2026), UPVC double glazing and newly fitted LVT flooring, carpets and wooden blinds.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay and staircase to the first floor.

LOUNGE - 5.16m (16'11") (max) x 4.01m (13'2") (max)

With LVT wood effect flooring, radiator and living flame gas fire with marble surround and hearth.

DINING ROOM - 3.35m x 3.02m (11' x 9'11")

With wall mounted living flame electric fire, LVT flooring and radiator.

KITCHEN - 5.28m x 1.57m (17'4" x 5'2")

Extended kitchen creating some extra space and featuring a fantastic modern high gloss kitchen with wall, drawer, and floor units, complementary marble effect work surface, five ring gas cooker with brushed steel splashback and brushed steel electric extractor fan over, wine cooler, integrated dishwasher, stainless steel sink with mixer tap and drainer, waterproof panelled walling and LVT flooring.

UTILITY ROOM - 3.9m x 1.55m (12'10" x 5'1")

With high gloss wall and floor units, complementary work surface, plumbing for washing machine and dryer, under stairs storage cupboard, radiator, LVT wood effect flooring and UPVC double glazed patio door opens to the south westerly facing rear garden.

TO VIEW: Tel: 01642 955140

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FIRST FLOOR

LANDING - With storage cupboard, access to the loft and airing cupboard housing the newly fitted (March 2026) Baxi combination boiler.

BEDROOM ONE - 3.9m (12'10") (max) x 3.45m (11'4") (max)
With radiator and over stairs fitted wardrobe.

BEDROOM TWO - 3.45m x 3.02m (11'4" x 9'11")
With radiator and over stairs fitted wardrobe.

BEDROOM THREE - 2.97m x 2.08m (9'9" x 6'10")
With radiator.

BATHROOM - The bathroom and separate WC have been knocked through into one to create a fantastic bathroom space with white modern suite comprising panelled bath with mixer tap and shower attachment, electric shower over and glass shower screen, vanity unit with wash hand basin and mixer tap, dual flush WC, radiator, tile effect vinyl flooring and waterproof panelled walls.

EXTERNALLY

PARKING & GARDEN - To the front there is a double width block paved driveway with mature hedge row borders and side gated access to the south westerly facing rear garden with large flagstone patio area, timber shed, astro turf lawn and raised sleeper gravelled flower area.

AGENTS REF: - MH/LS/BIL250577/24032026

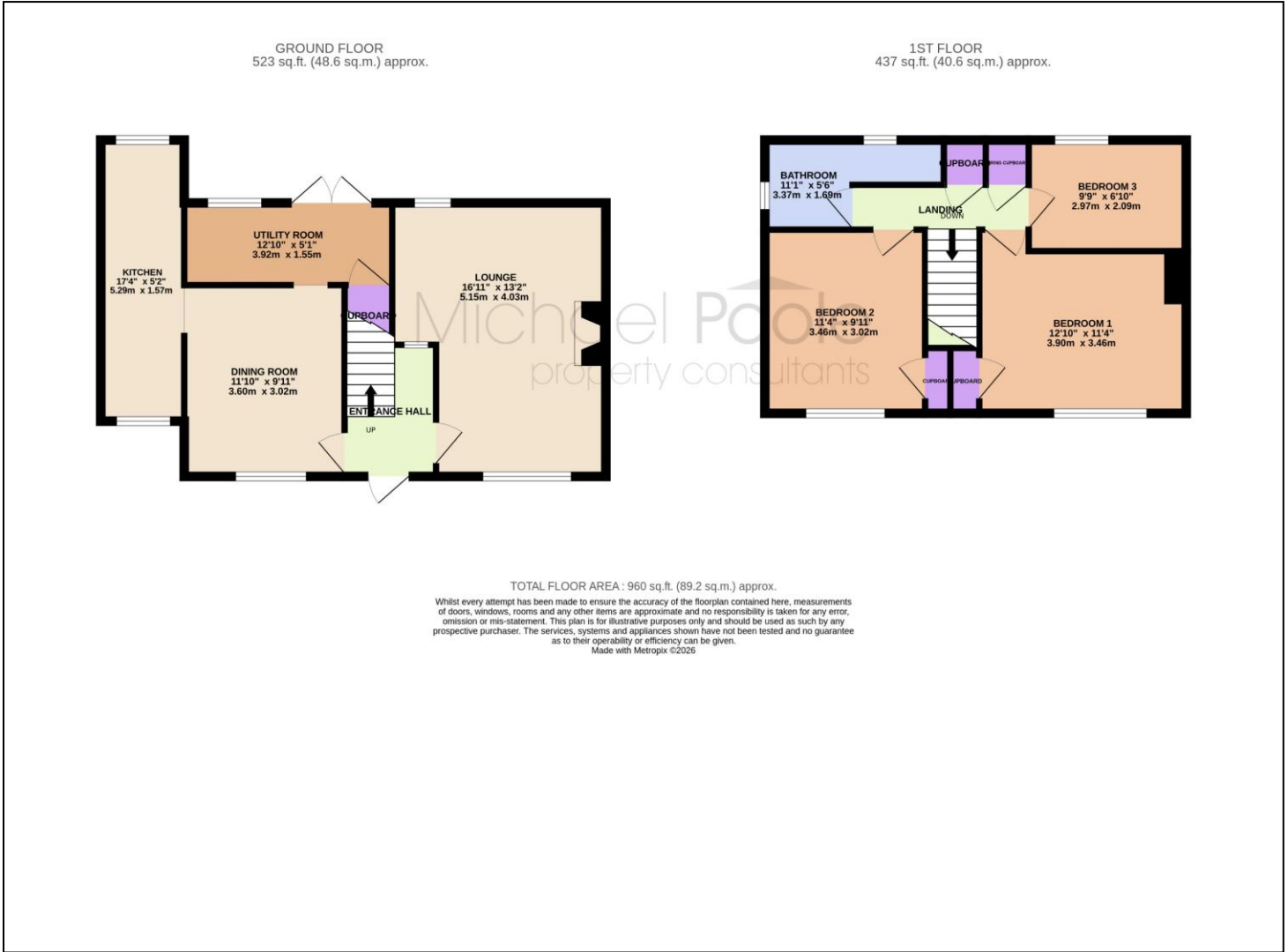
Council Tax Band: A **Tenure:** Freehold

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



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