

# BEDFORD TERRACE, BILLINGHAM, STOCKTON-ON-TEES, TS23 4AF



- ▲ Extended Three Double Bedroom Mid Terrace House
- ▲ Two Modern Bath/Shower Rooms
- ▲ Ideal First Time Buyer Property or For Someone Looking for More Space
- ▲ Lounge, Dining Room & Kitchen

- ▲ North/Westerly Facing Rear Garden
- ▲ Off Street Parking on the Driveway
- ▲ Beautifully Landscaped Rear Garden & Bar/Summerhouse Area
- ▲ Gas Central Heating with Combi & UPVC Double Glazing

**£130,000**

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This three bedroom mid terrace home is an ideal first-time buyer home or for someone looking for more space. The loft has been professional converted to create three double bedrooms accompanied by two modern bathroom suites.

The home comprises porch, entrance hall, front lounge with bay window, dining room and kitchen to the rear. The first floor has two double bedrooms, dressing area, fabulous modern shower room and access to the second floor. The top floor has a double bedroom and en-suite bathroom. Outside there is parking for two cars and access through to the low maintenance rear garden that has a north/westerly facing aspect to enjoy the afternoon and evening sun (when out).

Other features include a fitted bar/summerhouse in the garden, gas central heating with combi boiler, UPVC double glazing, oak internal doors and the home is not directly overlooked to the rear.

**GROUND FLOOR**

**ENTRANCE PORCH** - With UPVC double glazed entrance door.

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

**LOUNGE - 4.01m (13'2") x 4.98m (16'4") into bay window**  
With bay window, radiator, living flame gas fire with marble surround and hearth and double oak doors open to ...

**DINING ROOM - 5m x 2.92m (16'5" x 9'7")**  
With radiator, under stairs storage cupboard and UPVC double glazed sliding door to the rear north westerly facing rear garden.

**KITCHEN - 3.35m x 2.24m (11' x 7'4")**  
Fitted with a range of wall, drawer, and floor units with complementary work surface, sink with mixer tap and drainer, four ring electric hob with tiled splashback and electric extractor fan over, integrated electric oven and grill, plumbing for washing machine and dryer, space for fridge freezer, LED spotlights, tiled floor and UPVC double glazed door to the rear garden.

**FIRST FLOOR**

**LANDING**

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

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## BEDFORD TERRACE, TS23 4AF

### **BEDROOM TWO - 3.78m x 3.53m (12'5" x 11'7")**

With radiator.

### **BEDROOM THREE - 3.53m (max) x 2.77m (11'7" (max) x 9'1")**

With radiator.

### **DRESSING AREA - 1.83m x 1.1m (6' x 3'7")**

With radiator.

**SHOWER ROOM** - Fitted with an ultra-modern three-piece suite comprising walk-in double shower with drench showerhead and glass shower screen, vanity unit with wash hand basin and mixer tap, WC with hidden cistern, towel rail, fully tiled walls and floor, and LED downlights.

### **SECOND FLOOR**

### **BEDROOM ONE - 5.36m (17'7") (max) x 4.8m (15'9") with reduced head height**

With radiator, woodgrain effect laminate flooring, storage cupboard and LED downlights.

**EN-SUITE** - Modern three-piece suite comprising shower cubicle with glass shower door, wash hand basin, dual flush WC, fully tiled walls, woodgrain effect laminate flooring and electric extractor fan.

### **EXTERNALLY**

**PARKING & GARDEN** - To the front there is a double width block paved driveway with gated alleyway access leading to the wonderfully presented north westerly facing rear garden enjoying the sun (when out) in the afternoon and into the evening and featuring a raised timber decked area, Indian flagstone patio area and brick built storage shed housing the combination boiler to the rear of the house. There is also a bar/summerhouse with two double French doors, power supply, light, fitted bar area, Velux window and further storage area.

**AGENTS REF:** - MH/LS/BIL250632/30012026

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

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

Tel: **01642 955140**



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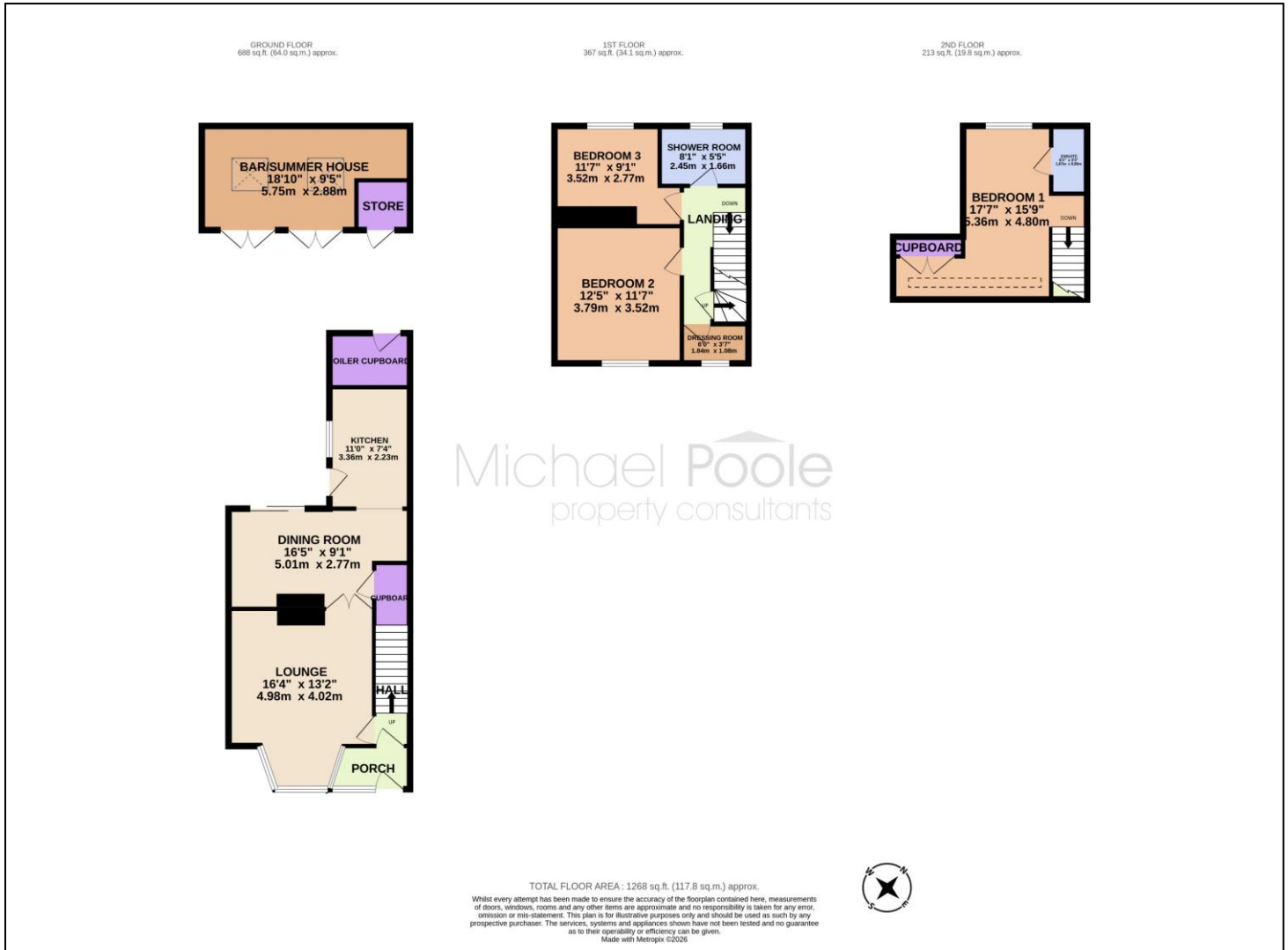


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A photograph of the storefront of Michael Poole property consultants at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are large and display various property listings. The interior is lit up, and the sign is illuminated.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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