

NEWBIGGIN ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 3SA



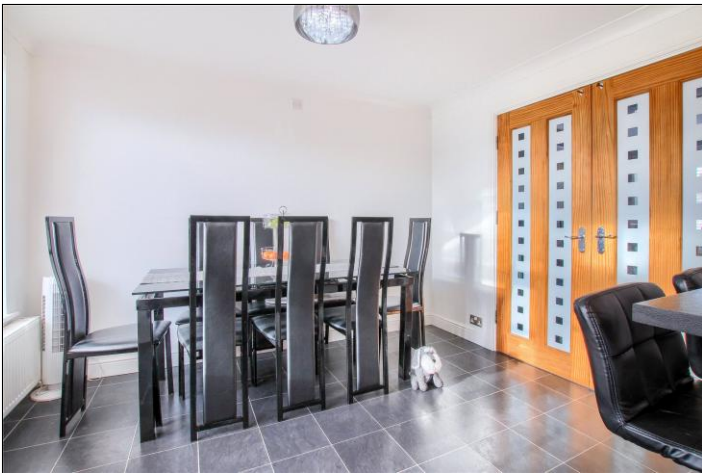
- ▲ Wonderfully Presented Three Bedroom Semi Detached House
- ▲ Corner Plot Position with a SOUTH Facing Rear Garden
- ▲ Kitchen/Diner with Range of Modern High Gloss Units

- ▲ Detached Garage, Resin Front Garden & Patio Areas
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Lounge & Conservatory
- ▲ Modern Bathroom Suite

£170,000

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**** Reduced For a Quick Sale From 23/04/26 ****

This wonderfully modern three bedroom semi-detached house sits on a corner plot with a southerly facing rear garden, spacious side garden and low maintenance front.

The beautifully presented home is an ideal purchase for someone looking for a ready to move in home and features gas central heating with combi boiler, detached garage with power and light and UPVC double glazing.

The home comprises lounge, kitchen/diner with a range of high gloss units and conservatory on the ground floor. The first floor has a landing with access to the boarded loft, two double bedrooms, roomy single and bathroom with modern white suite. Outside there is a resin front garden with access to the side garden leading onto the southerly facing rear garden.

GROUND FLOOR

LOUNGE - 5.38m x 4.04m (17'8" x 13'3")

With two radiators, living flame fire and staircase to the first floor.

KITCHEN DINER - 5.38m x 3.3m (17'8" x 10'10")

Fitted with a range of modern high gloss wall, drawer, and floor units with complementary work surface and breakfast bar, six ring gas hob with glass splashback and brushed steel electric extractor fan over with glass inlay, double oven, plumbing for washing machine, integrated fridge, stainless steel sink with mixer tap and drainer, slate tile effect vinyl flooring, radiator and wooden doors with glass inlay open into the conservatory.

CONSERVATORY - 4.22m x 2.34m (13'10" x 7'8")

A useful addition to the property creating some extra living space and featuring woodgrain effect laminate flooring and UPVC double glazed doors open to the southerly facing rear garden.

FIRST FLOOR

LANDING - With access via a sturdy wooden dropdown ladder to the boarded loft housing the combination boiler.

BEDROOM ONE - 4.04m (13'3") x 3.15m (10'4") into wardrobes

With radiator and built-in fitted wardrobes with matching drawers.

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BEDROOM TWO - 3.15m x 3.3m (10'4" x 10'10")

With radiator.

BEDROOM THREE - 3.07m (10'1") including bulkhead x 2.24m (7'4")

With radiator.

BATHROOM - Fitted with an ultra-modern three-piece suite comprising panelled bath with mixer tap, shower over and concertina shower screen, vanity unit with wash hand basin and mixer tap, dual flush WC with hidden cistern, chrome towel rail, waterproof panelled walls and ceiling, woodgrain effect laminate flooring and electric extractor fan.

EXTERNALLY

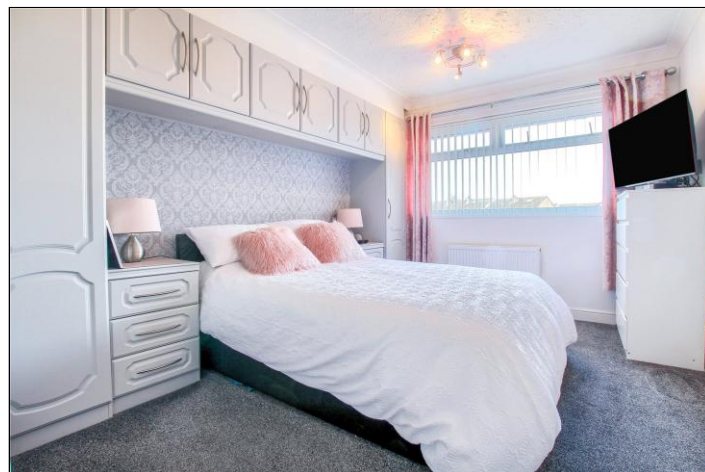
GARDENS & GARAGE - To the front there is a brick boundary wall with wrought iron gates opening to a resin garden. Side gated access leads to a side resin garden and the southerly facing rear garden features a resin patio area, lawn, outside tap and access door to the detached garage with up and over door, power supply and light.

AGENTS REF: - MH/LS/BIL260015/16012026

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

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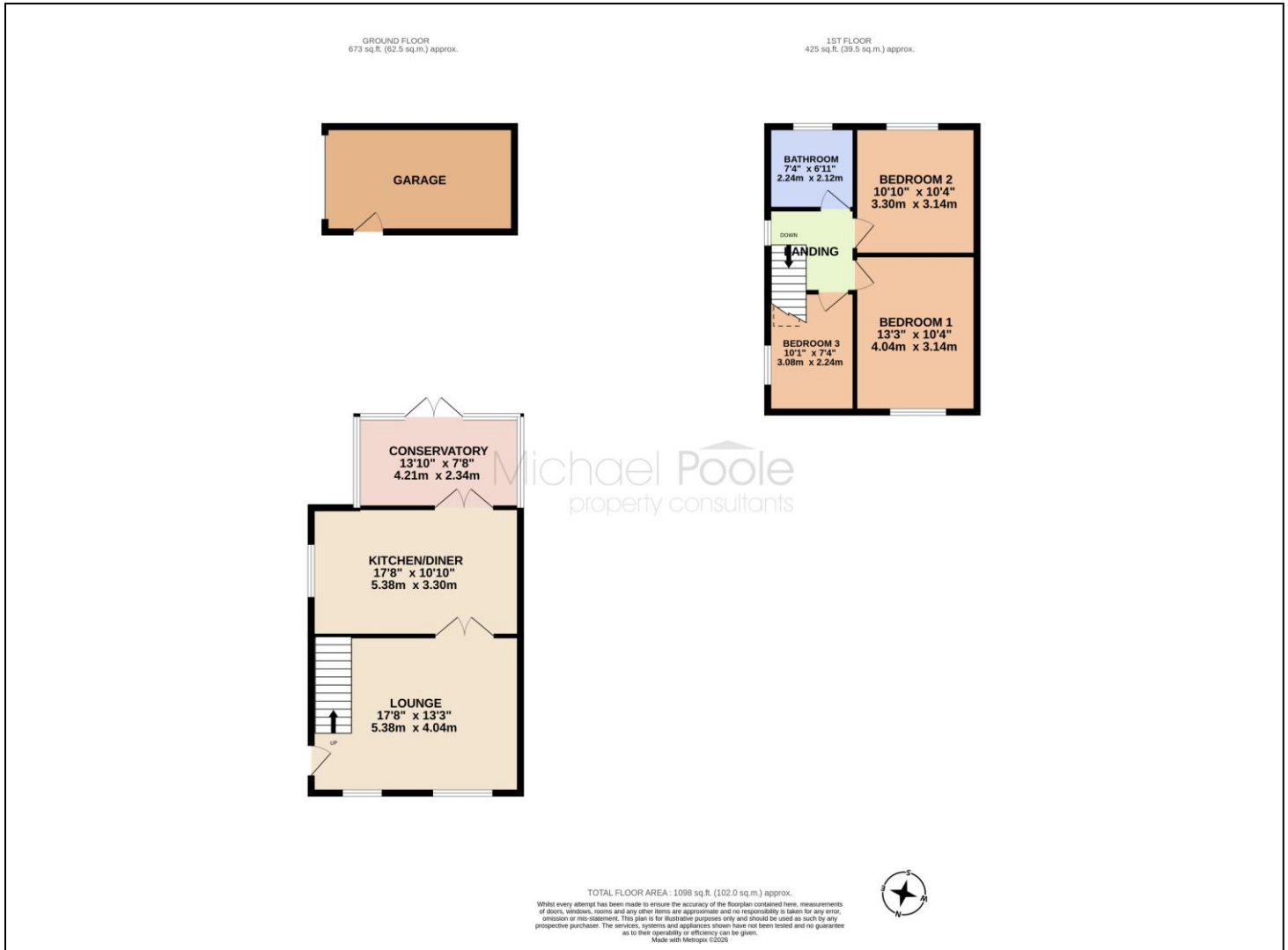


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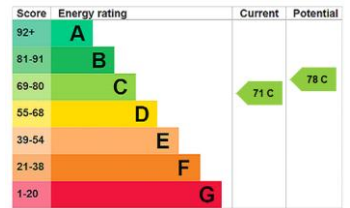


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