

# GARDENIA WAY, BILLINGHAM, STOCKTON-ON-TEES, TS23 2BF



- ▲ Superbly Presented Three-Storey Town House Offering Family Living Accommodation
- ▲ Offered to the Market with a Chain Free Sale
- ▲ Off Street Parking & Garage
- ▲ South Facing Rear Garden with Decking & Astro Turf

- ▲ Modern Fitted Kitchen/Diner & Rear Lounge with Juliet Balcony
- ▲ Utility Room & Downstairs WC
- ▲ Modern Family Bathroom & En-Suite
- ▲ Gas Central Heating with Brand New Combi Boiler (March 2026) & UPVC Double Glazing

**Offers Over £160,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



This Yuill built modern style three-storey town house offers great family living space set over three floors, is in ready to move in condition and is offered to the market with a simple CHAIN FREE sale.

The property comprises entrance hall, useful utility room and downstairs WC on the ground floor. The first floor has kitchen/diner with a range of modern units and rear lounge with Juliet balcony. The second floor has landing, master bedroom with fitted wardrobes, modern en-suite bathroom and two further bedrooms.

Other features include a driveway, integral garage, low maintenance south facing rear garden with decking and Astro turf lawn, gas central heating with brand new combi boiler (March 2026) and UPVC double glazing.

### **GROUND FLOOR**

#### **ENTRANCE HALLWAY**

Composite entrance door with glass inlay to a spacious entrance hall with engineered oak flooring, radiator and staircase to the first floor.

#### **UTILITY ROOM - 4.04m x 1.85m (13'3" x 6'1")**

Fitted with a range of shaker design floor units with complementary work surface, stainless steel sink with mixer tap and drainer, plumbing for washing machine, engineered oak flooring, under stairs storage cupboard and composite door to the south facing rear garden.

#### **CLOAKROOM/WC - 2.57m x 0.97m (8'5" x 3'2")**

Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, dual flush WC, engineered oak flooring and radiator.

### **FIRST FLOOR**

#### **LANDING**

With access to the second floor.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## GARDENIA WAY, TS23 2BF

### **KITCHEN/DINER - 5.23m (17'2") x 4.57m (15') reducing to 2.44m (8')**

Fitted with shaker design wall, drawer, and floor units with complementary work surface and breakfast bar, five ring gas hob with brushed steel splashback and brushed steel electric extractor fan over, one and a half bowl stainless steel sink with mixer tap and drainer, integrated electric oven, space for under counter fridge, woodgrain effect laminate flooring and two radiators.

### **LOUNGE - 4.57m x 3.18m (15' x 10'5")**

With radiator and UPVC French doors opening to a Juliet balcony and overlooking the south facing rear garden.

## **SECOND FLOOR**

### **LANDING AREA**

#### **MASTER BEDROOM - 3.28m (10'9") x 2.62m (8'7") to robes**

With radiator, built-in fitted wardrobes, airing cupboard housing the combination boiler and UPVC French doors open to a Juliet balcony overlooking the south facing rear garden.

#### **EN-SUITE - 2.34m x 1.22m (7'8" x 4')**

Fitted with a modern three-piece suite comprising double shower cubicle with glass sliding door and tiled splashback, wash hand basin with tiled splashback and mixer tap, dual flush WC, woodgrain effect vinyl flooring and electric extractor fan.

#### **BEDROOM TWO - 3m x 2.34m (9'10" x 7'8")**

With radiator and woodgrain effect laminate flooring.

#### **BEDROOM THREE - 2.18m x 2.08m (7'2" x 6'10")**

With radiator and woodgrain effect laminate flooring.

#### **BATHROOM - 2.34m x 1.96m (7'8" x 6'5")**

Fitted with a white three-piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap, dual flush WC, part tiled walls, electric extractor fan and woodgrain effect laminate flooring.

## **EXTERNALLY**

**PARKING & GARAGE** - To the front there is a tarmac driveway leading to the integrated garage with up and over door, power supply and light and there is also a brick built bin store.

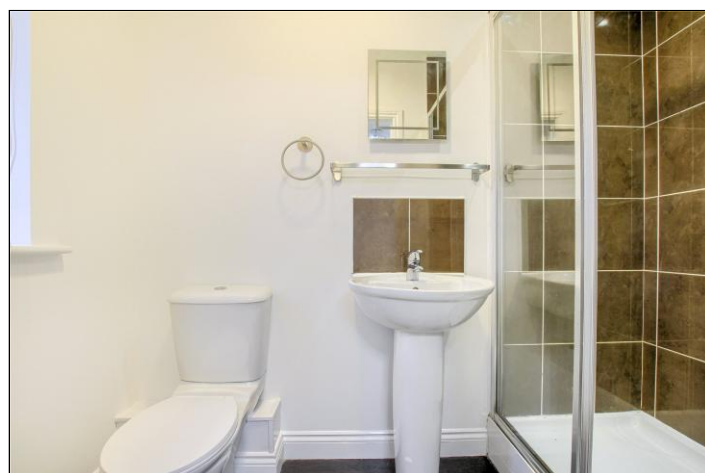
**GARDEN** - To the rear there is an enclosed southerly facing garden with raised timber decked area and astro turf.

**AGENTS REF:** - MH/LS/BIL260021/12022026

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

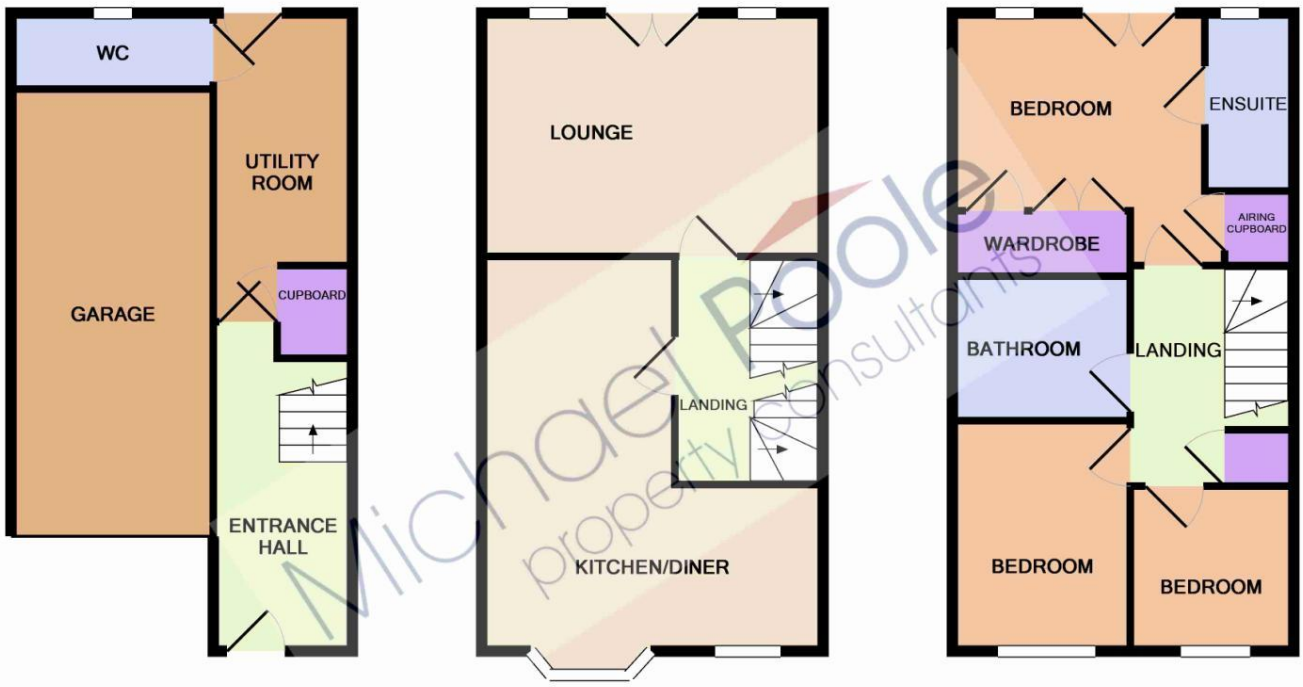
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



GARDENIA WAY, TS23 2BF





GROUND FLOOR

1ST FLOOR

2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2014

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