

# 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 £156,800**

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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.

##### **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.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## **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.

### **BUYERS IDENTIFICATION CHECK(S)**

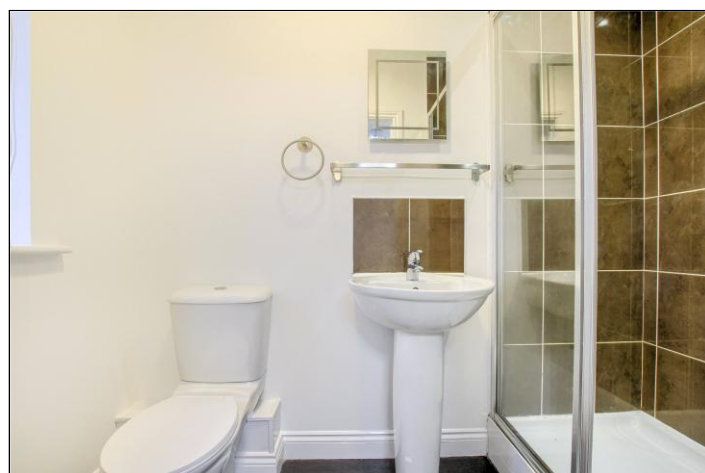
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

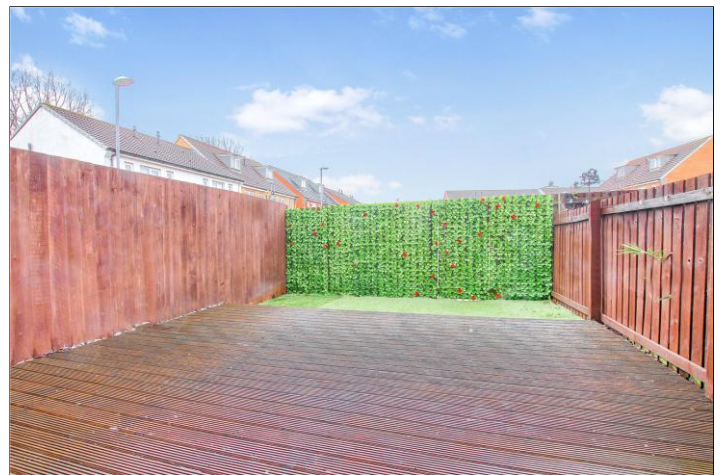
**Council Tax Band:** C      **Tenure:** Freehold

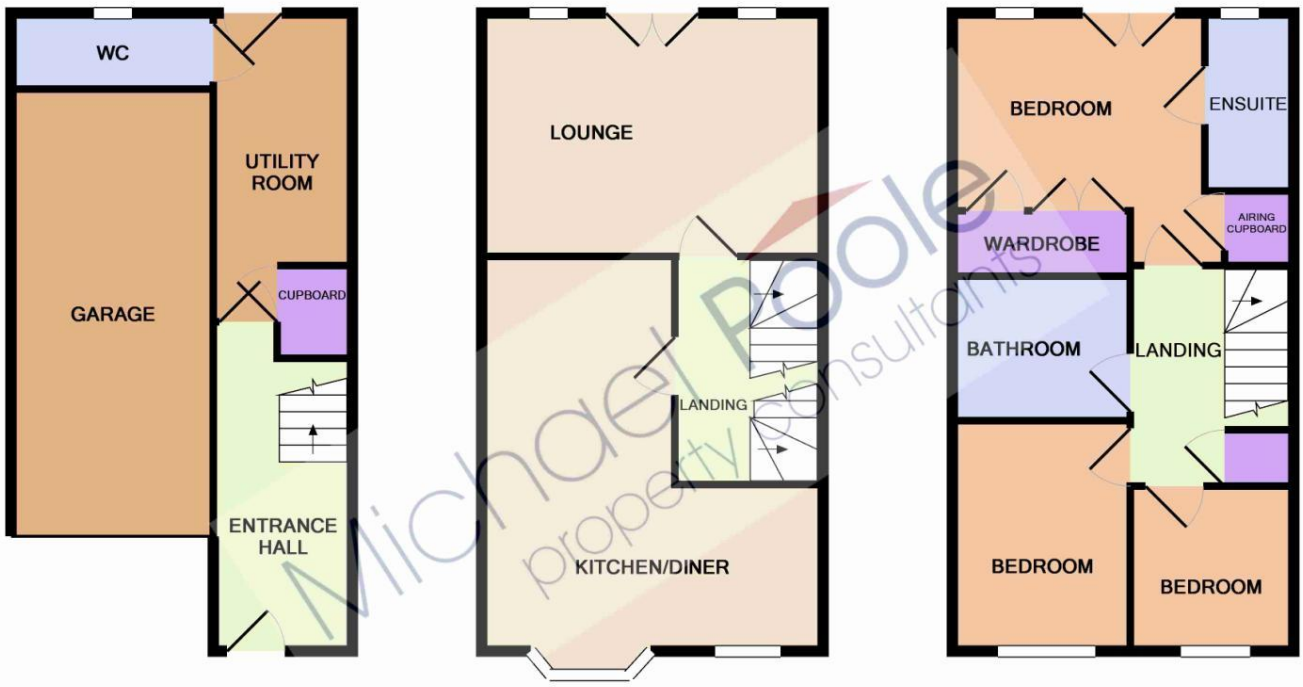
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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GROUND FLOOR

1ST FLOOR

2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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