

## MALVERN ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2PQ



- ▲ This Very Nicely Presented Two Bedroom End Terrace House Is a Simple Chain Free Sale
- ▲ Extended to the Rear to Create Plenty of Additional Living Space
- ▲ Lounge & Kitchen/Diner with Smart Modern High Gloss Units
- ▲ Good Size Rear Garden & Parking on the Driveway
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with Worcester Combi Boiler

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Whether you're looking to get on the property ladder, making an investment or perhaps a downsize, then this extended, neat and well-presented two-bedroom end terrace house could be your ideal buy!

It's a simple chain free sale and has the advantage of UPVC double glazed windows, central heating with a combi boiler, shared access leading to a driveway and a good size garden to the rear.

Very briefly it comprises entrance hall, lounge and kitchen/diner with smart modern high gloss style units. The first floor has two double bedrooms and bathroom with white suite.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With UPVC entrance door with double glazed inlay and staircase to the first floor.

**LOUNGE - 4.47m (14'8") into alcove x 3.5m (11'6")**  
With radiator.

##### **DINING ROOM - 5.38m (max) x 2.64m (17'8" (max) x 8'8")**

With radiator, woodgrain effect laminate flooring and under stairs storage cupboard.

##### **KITCHEN - 4.22m x 2.36m (13'10" x 7'9")**

Fitted with a range of white high gloss wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with tiled splashback and brushed steel electric extractor fan over, integrated electric oven, plumbing for washing machine, woodgrain effect laminate flooring, Baxi wall mounted combination boiler and UPVC double glazed door to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

With access to the loft.

**BEDROOM ONE - 4.47m (14'8") into alcove and excluding wardrobe x 3.05m (10')**

With radiator and built-in fitted wardrobe.

**TO VIEW:** Tel: 01642 955140  
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### **BEDROOM TWO - 3.1m x 2.74m (10'2" x 9')**

With radiator.

### **BATHROOM - 2.64m x 2.3m (8'8" x 7'7")**

White suite comprising panelled bath with shower over, wash hand basin with mixer tap, dual flush WC, part tiled walls, storage cupboard, radiator and tile effect vinyl flooring.

### **EXTERNALLY**

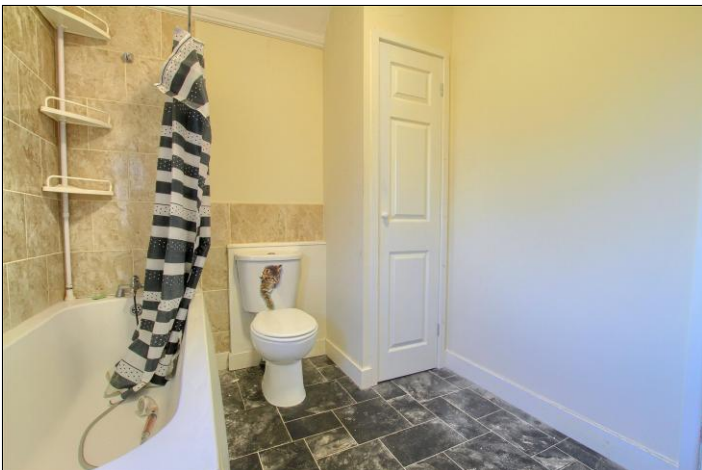
To the front there is a gravelled garden with a concrete shared access driveway leading to the rear concrete driveway and flagstone patio area, timber shed, lawned garden and wooden built garage.

**AGENTS REF:** - MH/LS/BIL260049/04032026

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

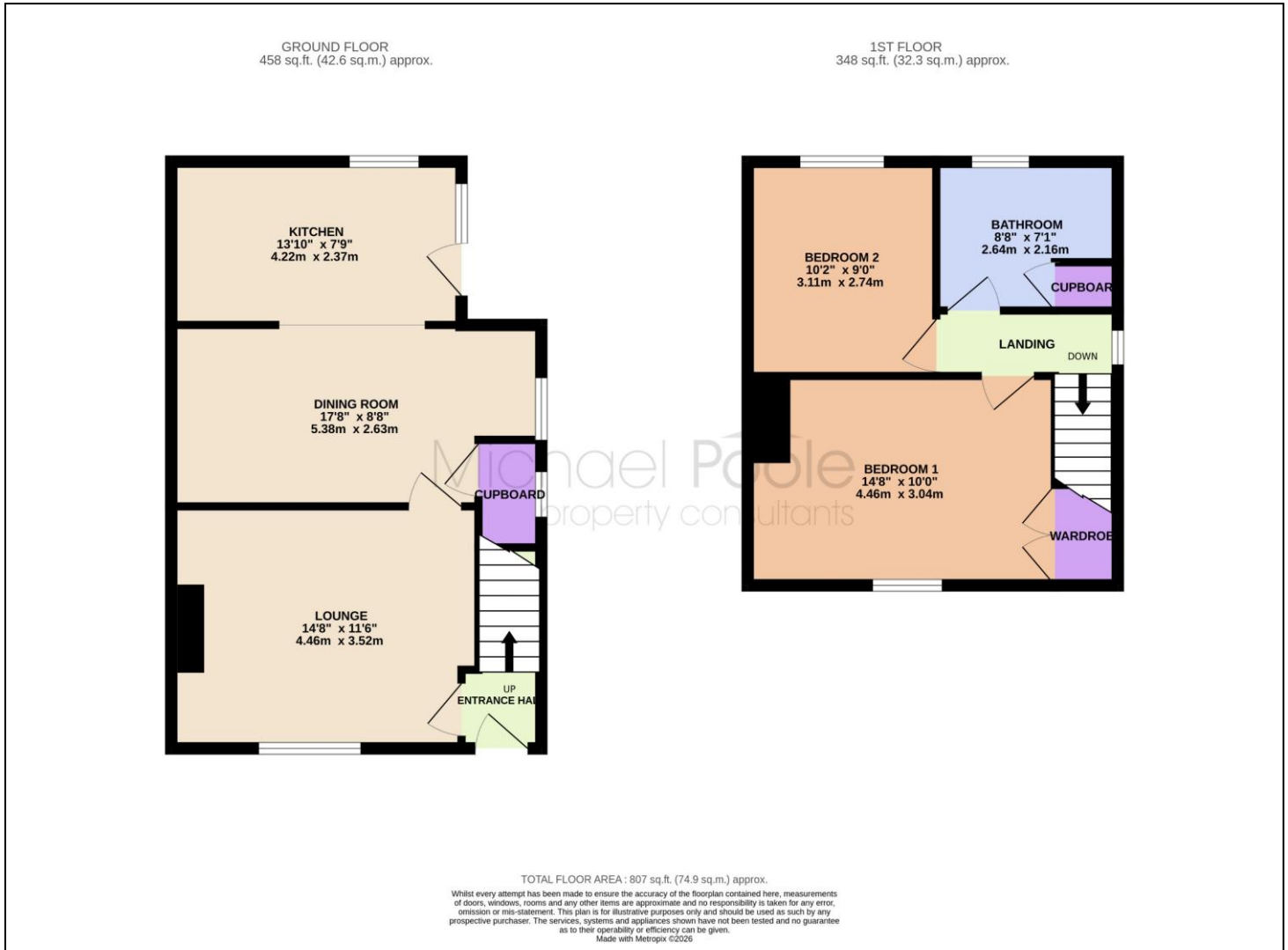
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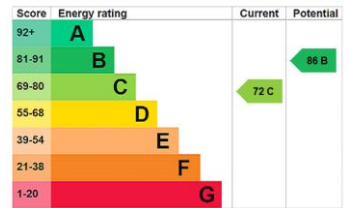


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