

MALVERN ROAD, BILLINGHAM, TS23 2PJ



- ▲ Lovely Two Bedroom Terraced House
- ▲ Beautifully Maintained, Good Sized Rear Garden
- ▲ Driveway Provides Useful Car Parking Space
- ▲ UPVC Double Glazing & Central Heating

- ▲ Lounge with Living Flame Electric Fire
- ▲ Breakfast/Kitchen with Attractive Oak Style Units
- ▲ Close to Billingham Town Centre

Offers Over £105,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



On the face of it this seems to be just like every other terraced house in Billingham town centre but there is plenty out of the ordinary to mention here!

To start with the good sized rear garden is delightful and a driveway to the front provides some really useful forecourt car parking space.

Internally, the accommodation is very nicely presented and comprises entrance hall, lounge with living flame electric fire and breakfast kitchen fitted with a stylish range of oak style units and some built-in appliances.

The first floor has two double bedrooms (bedroom one being particularly large) and shower room/WC with an attractive white suite fitted by Courts.

Other features include UPVC double glazing and central heating with Worcester combi boiler. The location means that Billingham town centre, Billingham Forum and other really useful facilities are all within easy reach.

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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions

MALVERN ROAD, TS23 2PJ

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.

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

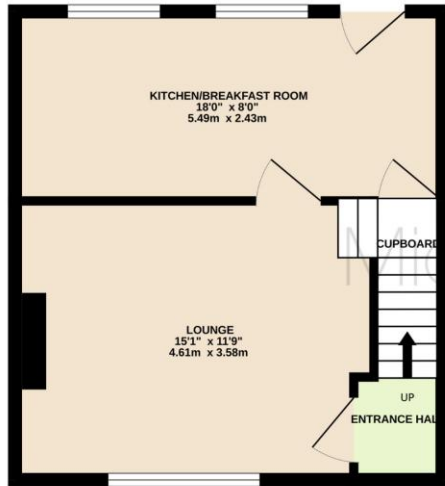
TO VIEW: Contact our Billingham office on Tel: 01642 955140



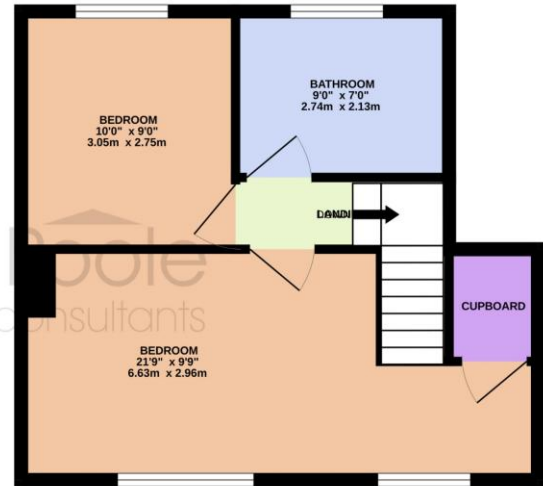
MALVERN ROAD, TS23 2PJ



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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