

## NEW ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 1DE



- ▲ Well Kept Extended Three Bedroom End Terrace House
- ▲ Good Size Rear Garden with Patio Areas
- ▲ Ample Car Parking Space, 20ft Garage & Overlooking Billingham Nature Reserve
- ▲ UPVC Double Glazing
- ▲ Central Heating with a Combi Boiler
- ▲ 24ft Lounge/Diner, Sitting Room & Kitchen
- ▲ Utility Room & Downstairs WC

**£150,000**

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This extended three bedroom end terraced house has plenty to show off with plenty of really useful car parking space, 20ft detached garage, two reception rooms and is an excellent starter home.

**GROUND FLOOR**

**ENTRANCE HALL** - With UPVC entrance door with glass inlay and staircase to the first floor.

**LOUNGE DINER** - 7.37m (24'2") (max) x 4.93m (16'2") (max)  
With two radiators, under stairs storage cupboard and living flame gas fire in feature surround.

**SITTING ROOM** - 3m x 2.9m (9'10" x 9'6")  
With radiator.

**KITCHEN** - 3.53m x 3.23m (11'7" x 10'7")  
Fitted with a range of white wall, drawer, and floor units, complementary work surface, four ring electric hob with glass splashback and electric extractor fan, integrated electric oven, plumbing for dishwasher, space for an American style fridge freezer, part tiled walls and woodgrain effect laminate flooring.

**UTILITY ROOM** - 2.6m x 1.52m (8'6" x 5')

With marble effect worktop, wall units, plumbing for washing machine and dryer, woodgrain effect laminate flooring, radiator and UPVC double glazed door to the rear garden.

**WC** - With woodgrain effect laminate flooring, wash hand basin and WC.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE** - 4.93m (16'2") into wardrobes x 3.3m (10'10")  
With radiator and built-in fitted wardrobes with sliding doors.

**BEDROOM TWO** - 3m x 2.9m (9'10" x 9'6")  
With radiator, large walk-in wardrobe and over stairs storage cupboard.

**BEDROOM THREE** - 2.29m x 1.96m (max) (7'6" x 6'5" (max))  
With radiator.

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**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin with mixer tap and tiled splashback, dual flush WC, tile effect vinyl flooring, electric extractor fan, part tiled walls and radiator.

### EXTERNALLY

**PARKING & GARDEN** - Externally to the front there is a generous tarmac forecourt perfect for a number of cars including caravan. Side driveway access leads to the detached garage. The rear garden features a gravelled area, further raised gravel area, large shed and outside tap.

### **GARAGE - 6.1m x 3.66m (20' x 12')**

With up and over door, side access door, power and light. The garage is currently carpeted as previously used as a gym

**AGENTS REF:** - MH/LS/BIL260073/18022026

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

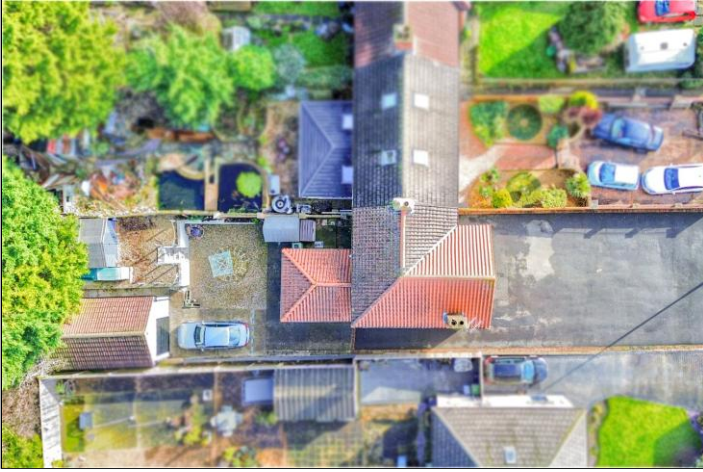
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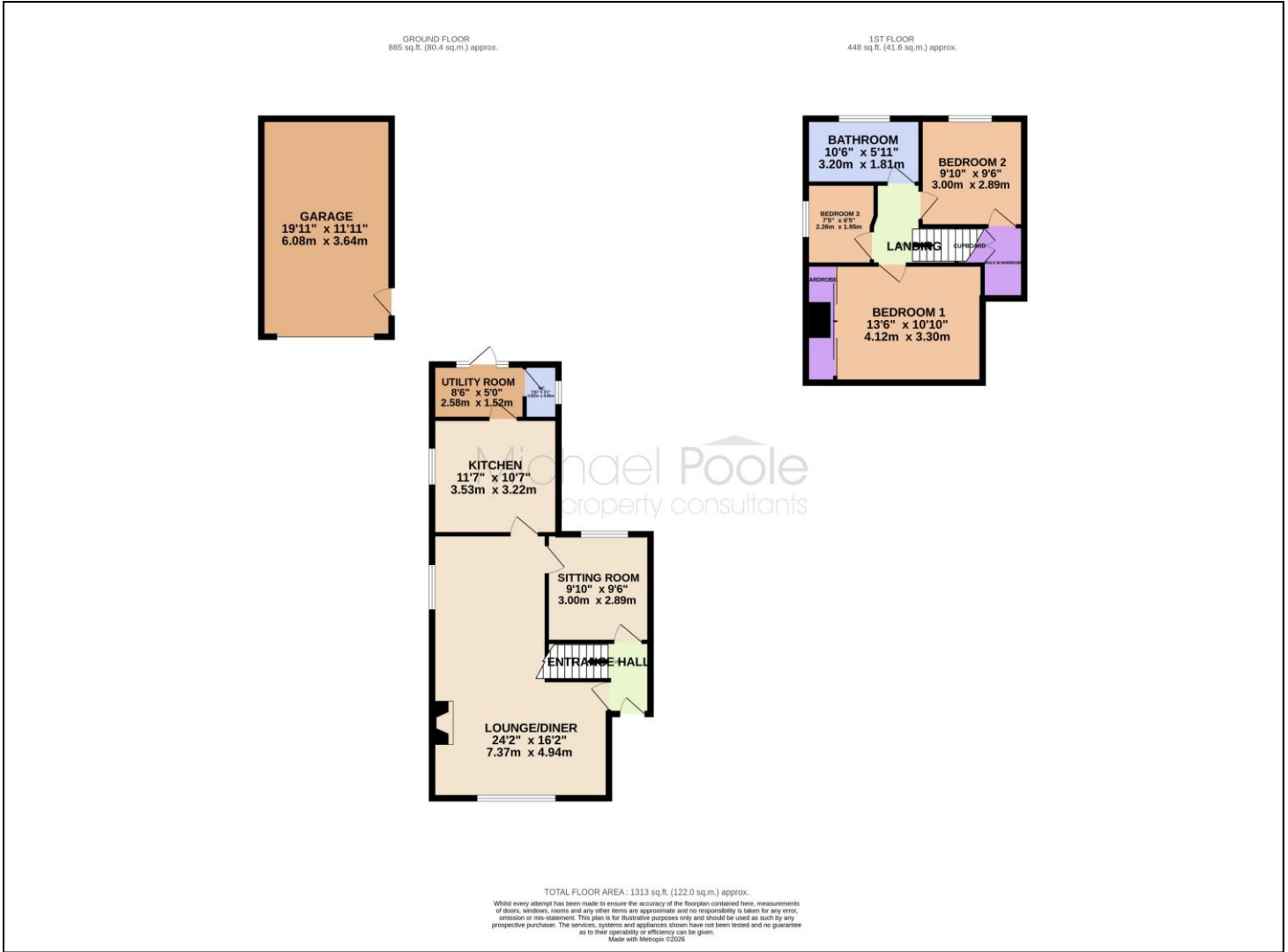


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