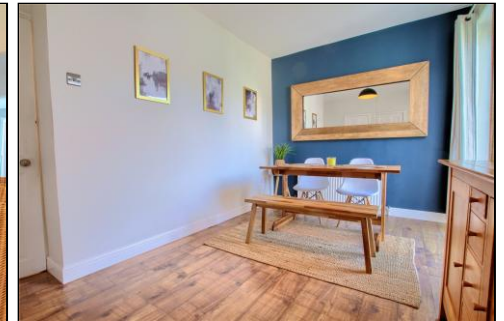


# SURREY TERRACE, BILLINGHAM, STOCKTON-ON-TEES, TS23 4AQ



- ▲ Extremely Smart, Modernised & Improved End Terrace House
- ▲ Driveway & Garage
- ▲ A Brilliant Starting Point for First Time Buyers
- ▲ Front Lounge & Rear Sitting/Dining Room

- ▲ Smart Modern Kitchen Units
- ▲ Modern White Bathroom Suite
- ▲ Generous Westerly Facing Rear Garden
- ▲ Central Heating with a Combi Boiler
- ▲ UPVC Double Glazing

**£127,000**

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This rather excellent, modernised and improved end terrace house with three bedrooms is a brilliant starting point for first time buyers or someone looking for a ready to move in property.

It has some great features which are certain to entice, including a generous well-presented westerly facing rear garden, 20ft integrated garage, central heating with a combi boiler, UPVC double glazing and all-important off-street parking.

Comprising entrance hall, front lounge, rear sitting/dining room, kitchen with smart modern white units, rear utility room, downstairs W/C and conservatory. The first has three bedrooms and bathroom with a white suite.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Enter via composite door, radiator and stairs to the first floor.

**LOUNGE - 4.24m (13'11") in the bay window x 4.01m (13'2")**  
With a living flame electric fire, woodgrain effect flooring, bay window and radiator.

**DINING ROOM - 4.14m (13'7") excluding cupboard x 3.12m (10'3") (max)**

With woodgrain effect laminate flooring, two large storage cupboards and double glazed sliding

**KITCHEN - 3.25m x 2.2m (10'8" x 7'3")**

Fitted with a range of modern high gloss floor, wall and draw units, sink with mixer tap, range cooker with glass splash back and brush steel splash back, plumbing for a washing machine and vinyl flooring.

**UTILITY ROOM** - Wall mounted combi boiler, vinyl flooring, panelled walls and UPVC double glazed door leading to the rear garden.

**WC**

**CONSERVATORY - 4.27m x 2.4m (14' x 7'10")**

Double glazed sliding door and door access into the garage

#### **FIRST FLOOR**

**LANDING** - With access to the loft.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## SURREY TERRACE, TS23 4AQ

### **BEDROOM ONE - 3.73m x 3.18m (12'3" x 10'5")**

With radiator and built in wardrobe.

### **BEDROOM TWO - 3.18m x 2.82m (10'5" x 9'3")**

With radiator and built in wardrobe.

### **BEDROOM THREE - 2.44m x 1.9m (8' x 6'3")**

Radiator.

**BATHROOM** - Fitted with a white three piece suite with panelled bath with shower over, wash hand basin, WC, tiled wall, radiator and vinyl flooring.

### **EXTERNAL**

**GARDEN** - Side gated access with block paved pathway leading to the rear south/westerly facing garden with raised timbe decked area and grass lawn.

### **PARKING & GARAGE - 6.53m x 2.64m (21'5" x 8'8")**

Block paved driveway leading to integrated garage with roller door, power, lights and rear door access into the conservatory.

**Council Tax Band:** A      **Tenure:** To be advised

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

Tel: 01642 955140



SURREY TERRACE, TS23 4AQ





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.



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