

# WALLINGTON ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 3XQ



- ▲ A Tastefully Presented Semi Detached House with Two Double Bedrooms
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Perfectly Suited to a First Time Buyer

- ▲ Detached Garage & Driveway
- ▲ Porch, Lounge/Diner & Kitchen
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with Combi Boiler

**£135,000**

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This well care for two bedroom semi-detached house is an ideal purchase if you are a first time buyer or looking to downsize.

It is offered to the market with a CHAIN FREE sale and has the advantage of a detached garage, UPVC double glazing and central heating with a combi boiler.

The nicely decorated interior comprises porch, lounge/diner kitchen on the ground floor. The first floor has landing, two double bedrooms and wet room with white suite.

### **GROUND FLOOR**

#### **ENTRANCE PORCH**

Composite entrance door with glass inlay.

#### **LOUNGE/DINER - 6m x 3.86m (19'8" x 12'8")**

With woodgrain effect laminate flooring, two radiators, living flame electric fire and staircase to the first floor.

#### **KITCHEN - 3.86m x 3.25m (12'8" x 10'8")**

Fitted with a range of wood effect wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with tiled splashback and electric extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, tile effect vinyl flooring and UPVC double glazed door to the rear garden.

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE - 3.86m x 2.74m (12'8" x 9')**

With radiator.

#### **BEDROOM TWO - 3.86m x 3.05m (12'8" x 10')**

With radiator and over stairs storage cupboard.

#### **BATHROOM**

Modern style wet room with walk-in electric shower with panelled splashback, wash hand basin, WC, radiator, tiled wall and vinyl flooring.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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**EXTERNALLY**

**GARDENS, PARKING & GARAGE**

To the front there is a gravelled garden and a flagstone driveway for a number of cars leads to a detached garage with up and over door. Side gated access leads to the rear garden with flagstone patio area, lawn, gravelled patio area and outside tap.

**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/BIL260125/21052026

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

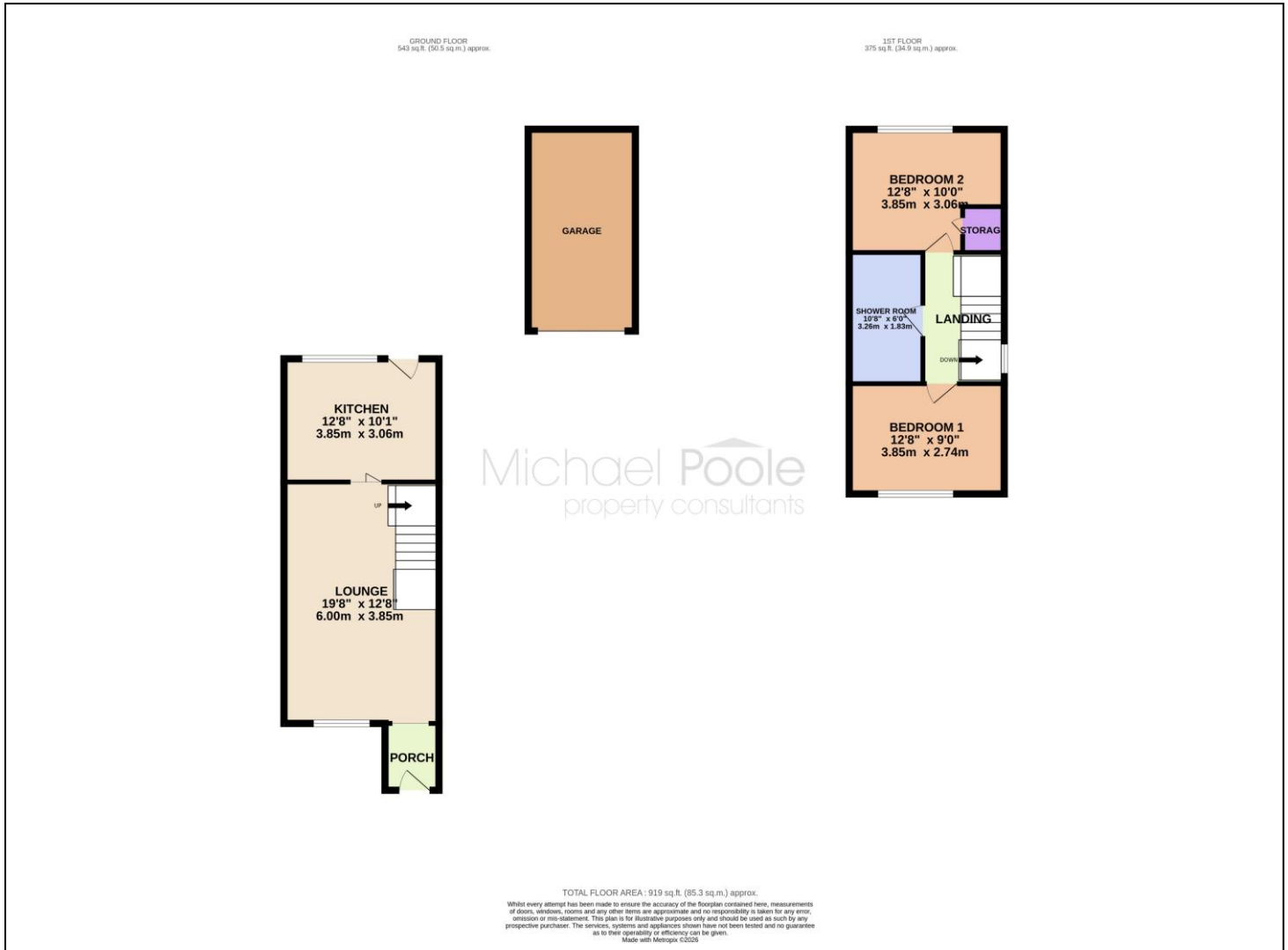
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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