

# WARWICK CRESCENT, BILLINGHAM, STOCKTON-ON-TEES, TS23 4AL



- ▲ Just Move Straight in and Enjoy This Really Smart, Modernised Three Bedroom Terrace House
- ▲ Superb Modern Fitted Kitchen
- ▲ Two Reception Rooms

- ▲ Modern Bathroom
- ▲ Combi Boiler
- ▲ Attractive Gardens
- ▲ No Chain
- ▲ Definitely Worth Viewing!

**£120,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



A terraced house in a popular location is always a good place to start, and this three bedroom example really does make for a perfect first-time buyer home. The property is finished to a lovely standard and is offered to the market with a simple CHAIN FREE SALE.

The tastefully presented interior comprises entrance hall, front lounge, diner and kitchen with a really smart range of modern style units. The first floor has three bedrooms and bathroom with a super modern white three-piece suite.

Other features worthy of a mention include UPVC double glazed windows and exterior doors, and central heating with a combi boiler. Also all venetian blinds are to be included in the sale.

#### **GROUND FLOOR**

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

**FRONT LOUNGE - 4.47m x 4.04m (14'8" x 13'3")**  
With radiator and bay window.

**DINING ROOM - 5.1m (max) x 2.7m (16'9" (max) x 8'10")**  
With radiator, two storage cupboards and woodgrain effect laminate flooring.

**KITCHEN - 5.08m x 2.2m (16'8" x 7'3")**  
Fitted with a range of modern shaker design wall, drawer, and floor units with complementary work surface, one and a half bowl stainless steel sink with mixer tap and drainer, slot in cooker with subway tiled splashback and electric extractor fan over, fridge freezer, plumbing for washing machine and dryer, LED downlights, woodgrain effect laminate flooring, radiator and UPVC door to the rear garden.

#### **FIRST FLOOR**

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

**BEDROOM ONE - 3.73m x 3.5m (12'3" x 11'6")**  
With radiator, alcove cupboard and wardrobes to be included.

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## WARWICK CRESCENT, TS23 4AL

### **BEDROOM TWO - 3.73m x 2.72m (12'3" x 8'11")**

With radiator.

### **BEDROOM THREE - 2.36m x 1.96m (7'9" x 6'5")**

With radiator.

**BATHROOM** - Fitted with an ultra-modern three-piece suite comprising panelled bath with shower over and glass shower screen, vanity unit with wash hand basin and pull out drawer, dual flush WC, fully tiled walls and woodgrain effect vinyl flooring.

### **EXTERNALLY**

To the front there is a brick boundary wall and alleyway access leading to the rear garden with flagstone patio area, lawn 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/BIL260171/13042026

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

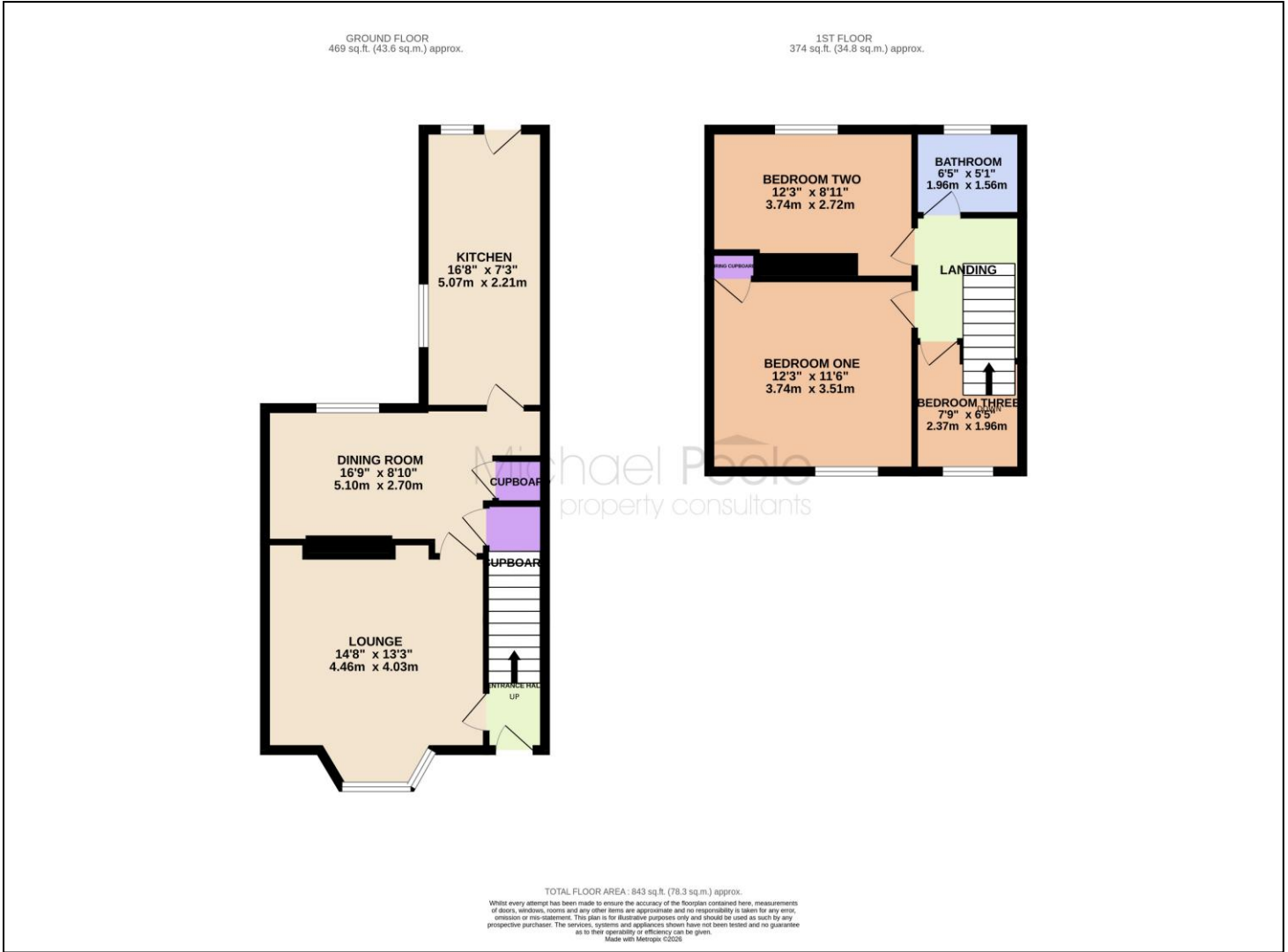
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**

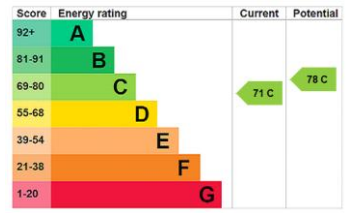


WARWICK CRESCENT, TS23 4AL





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