

## ESSEX CRESCENT, BILLINGHAM, TS23 4AW



- ▲ Super-Stylish, Really Well-Presented End Terrace House with Three Bedrooms
- ▲ Much Larger Than Normal Corner Plot with Beautifully Maintained Gardens to Three Sides
- ▲ Secure Car Parking on Driveway
- ▲ Front Lounge with Deep Bay Window & Living Flame Gas Fire
- ▲ Modern Kitchen/Diner with Smart Shaker Design Units
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Worcester Combi Boiler

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We adore this end terrace house with three bedrooms. It's super-stylish, nicely laid out and really family friendly.

The property sits on a more than generous corner plot and has beautifully kept, private wraparound gardens to three sides. The opportunity to extend at the side, rear or both should be fairly straightforward given the size of the plot, but this would be subject to all the relevant permissions.

Other features include UPVC double glazed windows and exterior doors and central heating with a Worcester combi boiler. The tastefully presented accommodation comprises entrance hall, lounge with living flame gas fire and deep bay window which floods the place with natural light, fabulous kitchen/diner with Shaker design units, utility room and downstairs WC. The first floor has three bedrooms and bathroom with a modern white suite.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With UPVC double glazed entrance door, staircase to the first floor and radiator.

### **LOUNGE - 4.04m (13'3") excluding bay x 4.04m (13'3")**

Fitted with an inset living flame gas fire in wood surround with marble effect hearth. Radiator and useful under stairs storage cupboard.

### **KITCHEN DINER - 5.05m x 2.41m (16'7" x 7'11")**

Fitted with an attractive range of white shaker style wall and floor units with a one and a half bowl stainless steel sink, four ring gas hob with brushed steel electric extractor fan over and subway tiled splashback. Integrated electric oven, plumbing for washing machine and space for fridge freezer. Tile effect vinyl floor.

### **UTILITY ROOM - 2.4m x 1.7m (7'10" x 5'7")**

With UPVC double glazed door opening to the garden and Worcester Bosch combination boiler.

### **WC**

With WC and water pipes are available to connect a wash hand basin.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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**FIRST FLOOR**

**LANDING**

With access to the loft.

**BEDROOM ONE - 4.1m (13'5") x 3.18m (10'5") into wardrobe**

With radiator and built-in wardrobes with sliding doors.

**BEDROOM TWO - 3.18m x 2.5m (10'5" x 8'2")**

With radiator.

**BEDROOM THREE - 3.12m (10'3") into recess x 1.8m (5'11")**

With radiator and over stairs cupboard.

**BATHROOM**

Fitted with an ultra-modern three-piece suite comprising panelled bath with shower over and glass shower screen, vanity sink unit with mixer tap and WC. Fully panelled walls and ceiling and chrome towel rail.

**EXTERNALLY**

**GARDENS & PARKING**

As the property sits a corner plot it has the advantage of a larger than usual wraparound gardens to three sides. The front has a well-kept lawn and flagstone driveway for one car. Gated access leads to a further well-kept lawn and large gravelled patio area with shed.

**BUYERS IDENTIFICATION CHECK(S)**

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**AGENTS REF:** - MH/LS/BIL260223/13052026

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

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

Tel: **01642 955140**





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