

GANSTEAD WAY, OWINGTON FARM, BILLINGHAM, TS23 3SY



- ▲ Modern Style End Two Bedroom Terraced House
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Larger Corner Plot with Off Street Parking on Driveway

- ▲ Perfect First Time Buyer or Investment Property Looking to Put their Own Stamp on The Property
- ▲ Popular Ovington Farm Location
- ▲ UPVC Double Glazing & Central Heating with Combi

£115,000

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This is a great opportunity to acquire yourself a modern style two bedroom end terraced with a large corner rear garden and off street parking on the drive. Prefect if you are looking to put your own stamp on a property.

Comprising briefly entrance hall, front kitchen, rear lounge and conservatory on the ground floor. The first floor has two bedrooms and bathroom with a white suite. Outside, there is a lawned front garden and large rear garden with patio.

Other features include gas central heating with combi boiler, UPVC double glazed windows and exterior doors and central heating.

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

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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.

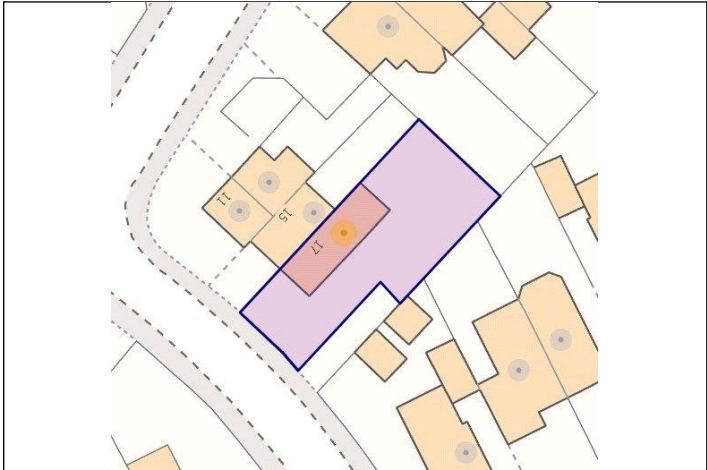
AGENTS REF: - MH/LS/BIL260248/25062026

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

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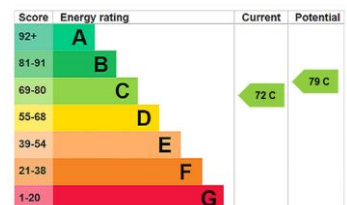
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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