

MALVERN ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2PJ



- ▲ Substantially larger than its outward appearance would seem
- ▲ Offered to the market with a CHAIN FREE sale
- ▲ Extended to create three double bedrooms & two modern bath/shower rooms
- ▲ Generous rear garden with block paved patio area, lawn and summerhouse
- ▲ Shared access driveway to off street parking and large than normal detached garage

- ▲ Two reception rooms & stunning kitchen/diner with granite worktops
- ▲ Gas central heating with combi boiler and UPVC double glazing
- ▲ Close to local schools and a short walk to Billingham town centre

Offers Over £130,000

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Considerably larger than its outward appearance would have you believe, this end terrace home has had a double storey extension to the rear to create a fantastically presented family home with three double bedrooms, two bath/shower rooms and generous SOUTH facing rear garden.

Comprising brick-built porch, entrance hall, kitchen/diner with modern range of units and granite worktops, sitting room with feature surround and large rear lounge overlooking the garden. The first floor has landing, two double bedrooms, bathroom and rear primary bedroom with dressing area and shower room. Outside there is a front garden, shared access driveway leading to off street parking with larger than standard garage and generous south facing rear garden with patio area with lawn.

Other features include gas central heating with combi boiler, UPVC double glazing, close to local primary school and a short walk to Billingham town centre.

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.

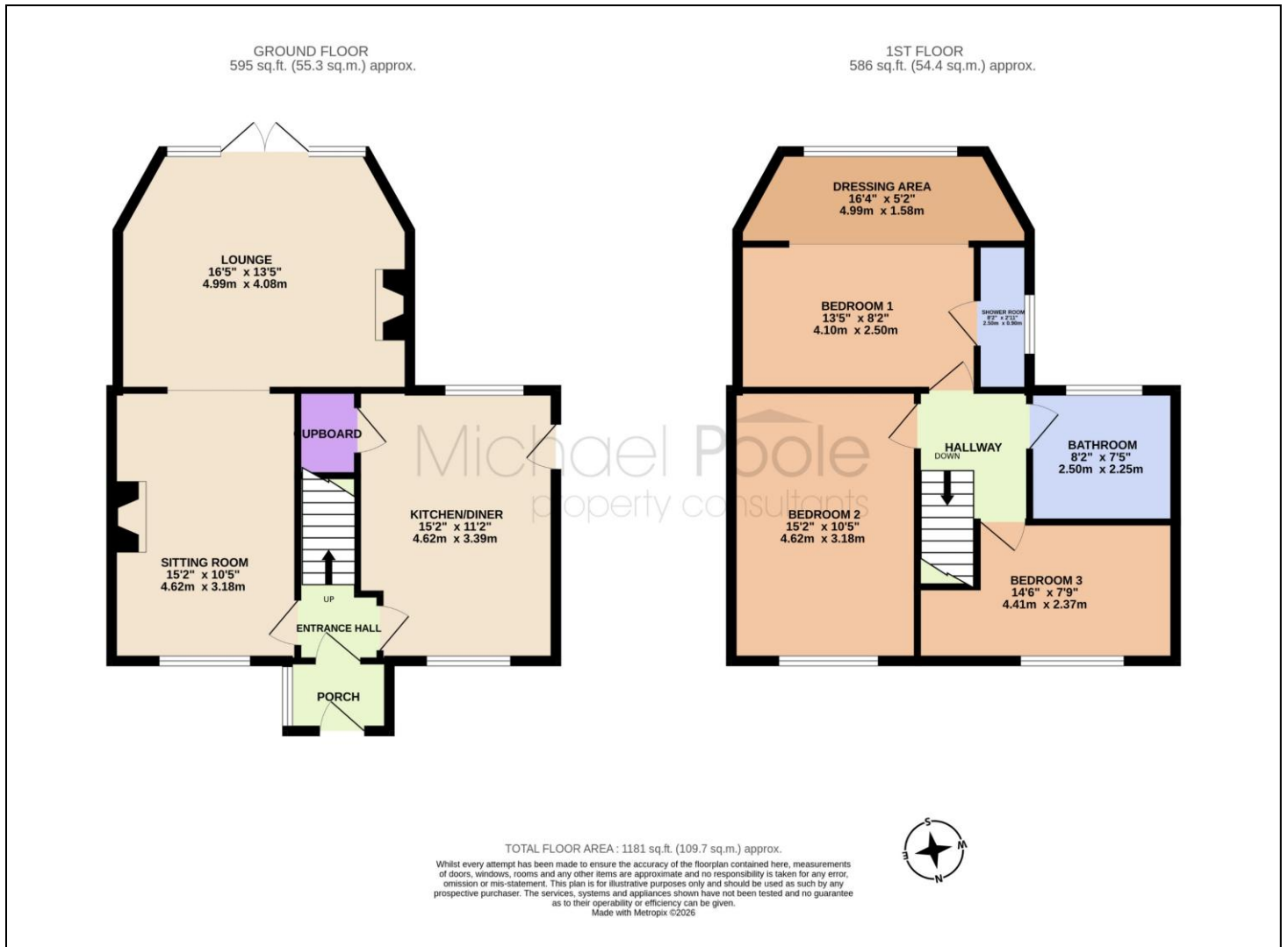
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Billingham office on Tel: 01642 955140



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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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