

## CHEVIOT CRESCENT, BILLINGHAM, STOCKTON-ON-TEES, TS23 2PS



- ▲ A Three Bedrooms Terraced House
- ▲ In Need of Some Modernisation
- ▲ Very Straight Forward Chain Free Sale
- ▲ Lovely Large 100ft Rear Garden
- ▲ Perfect First Time Home of Your Own

- ▲ Within Easy Reach of Billingham Town Centre
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

**£89,950**

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Whether you're looking for a first time home of your own, make a property investment or perhaps looking to downsize, this three bedroom terrace house could be your ideal buy!

It has a large 100ft rear garden, a simple chain free sale, gas central heating with combi boiler and UPVC double glazing.

Comprising entrance hall, lounge, kitchen, and bathroom on the ground floor. The first floor has three bedrooms and W/C.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Enter via a UPVC double glazed door and stairs the first floor

##### **LOUNGE - 4.52m (14'10") into alcove x 3.5m (11'6")**

Radiator and wood grain effect laminate flooring.

##### **KITCHEN/BREAKFAST ROOM - 3.9m x 8 (12'10" x 8)**

Fitted with a range of floor wall and draw unit, four ring gas hob, stainless steel sink, electric oven, plumbing for washing machine, part tiled walls, vinyl tiled floor and UPVC double glazed rear door.

**BATHROOM** - Fitted with a two piece suite with panelled bath, wash hand basin, part tiled walls and vinyl tiled effect flooring.

#### **FIRST FLOOR**

##### **LANDING**

##### **BEDROOM ONE - 4.52m (14'10") into alcove x 2.95m (9'8")**

Radiator and cupboard.

##### **BEDROOM TWO - 3.18m x 2.16m (10'5" x 7'1")**

Radiator and cupboard.

##### **BEDROOM THREE - 3.02m x 2.57m (9'11" x 8'5")**

Radiator.

##### **WC**

WC.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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## **EXTERNALLY**

### **GARDENS**

Lawned front garden, concrete pathway with alleyway access leading to the south/easterly facing rear garden. Concrete patio area, large lawned area and not directly overlooked to the rear.

**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

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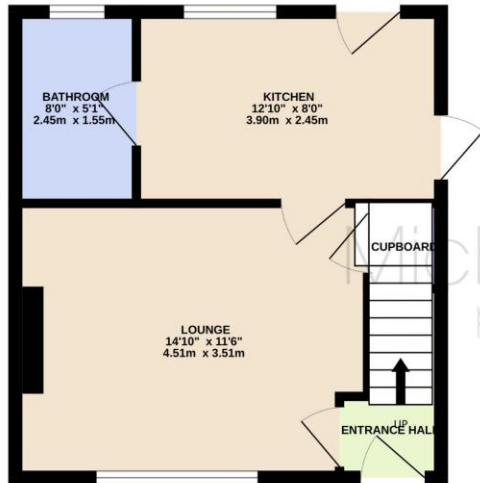




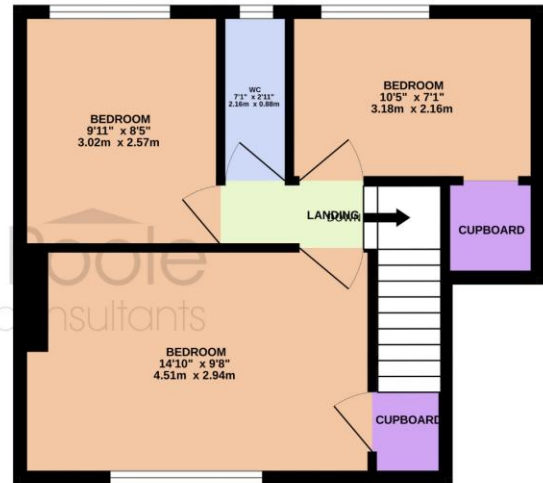
## CHEVIOT CRESCENT, TS23 2PS



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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