



**Geranium Close, Billingham TS23 2BY**

**welcome to**

## **Geranium Close, Billingham**

Beautifully kept and well presented, this two bedroom, end of terrace home offers stylish, modern living throughout and is perfectly positioned for convenient access to the town centre, bus routes and local amenities.

### **Agents Note**

Please note there is a Managed freehold of £96.60 per annum (which has already been paid until December 2026).

### **Entrance Hall**

Double glazed door to front, laminate flooring, radiator, stairs to first floor, door to WC, door to lounge/kitchen.

### **Downstairs W C**

Low flush WC, corner wash hand basin with mixer tap, laminate flooring, extractor fan, radiator.

### **Open Plan Lounge / Kitchen**

Fitted kitchen to front, living area to the rear,

Kitchen - wall and base units and roll edge worktops including breakfast bar, 1. 1/2 sink and drainer with mixer tap, built in electric oven and gas hob, integrated fridge, plumbing for washing machine, laminate flooring, built in storage cupboard, radiator, double glazed window to front.

Lounge area has a double glazed window and french doors to rear.

### **First Floor Landing**

Loft access.

### **Bedroom 1**

Three double glazed windows to rear, built in wardrobes, built in storage cupboard housing Potterton boiler, radiator.

### **En Suite**

Panel bath and mixer tap with overhead shower attachment and glass screen, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, vinyl flooring, double glazed window to side, radiator.

### **Bedroom 2**

Double glazed window to front, built in storage cupboard, radiator.

### **En Suite**

Enclosed shower, low level WC, corner wash hand basin with mixer tap, extractor fan, vinyl flooring, radiator, double glazed window to front.

### **Externally**

#### **Front**

Small garden with mature planting.

#### **Rear Garden**

Enclosed, laid to lawn with gated access to parking.





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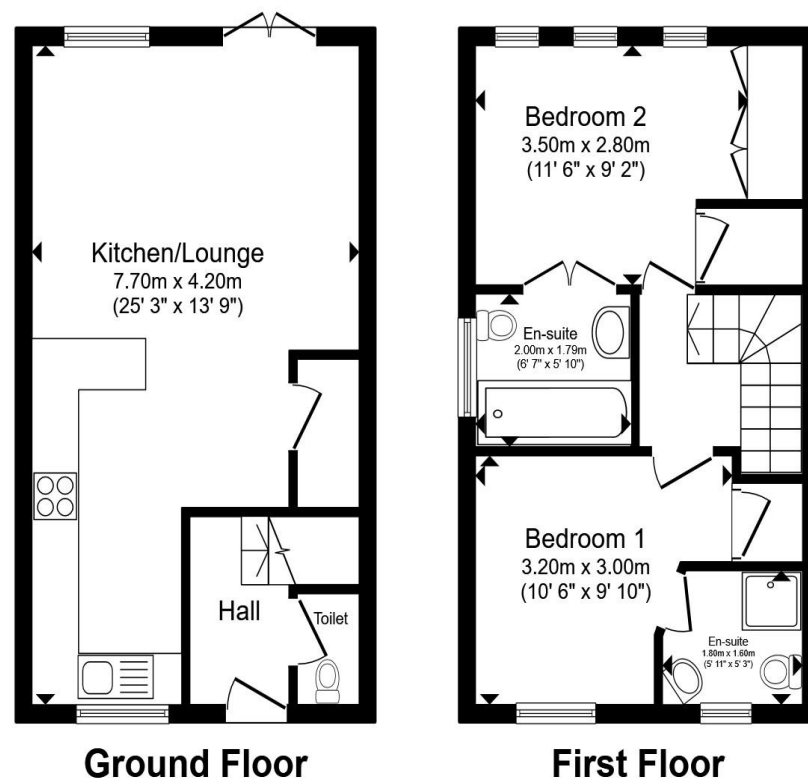
## Geranium Close, Billingham

- STYLISH/MODERN
- 2 EN SUITES
- ALLOCATED PARKING TO REAR FOR 2 CARS
- DOWNSTAIRS W C
- WELL PRESENTED

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£125,000**



Total floor area 64.7 m<sup>2</sup> (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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