



Station Crescent, Billingham TS23 1LY

welcome to

Station Crescent, Billingham

A truly delightful, three bedroom, end-terrace family home offering spacious and beautifully maintained accommodation throughout. Lovingly cared for by the current owners, the property is beautifully presented and boasts some of the most impressive front and rear gardens you are likely to find.

Agent's Note

No longer under offer, back available for viewing - give us a call to book on 01642 555888.

Entrance Hall

Double glazed door to front, stairs to first floor, door to lounge and dining room.

Lounge

Double glazed window to front and rear, coving, attractive fire place with marble effect insert and hearth plus coal effect electric fire, radiator.

Dining Room

Double glazed window to front, laminate flooring, radiator.

Kitchen

Fitted kitchen with wall and base units and roll edge worktops with part tiled walls, black sink and drainer with stainless steel mixer tap, built in electric oven and hob, plumbing for washing machine, integrated dish washer, integrated fridge, built in understair storage cupboard, double glazed window and door to rear, radiator.

First Floor Landing

Double glazed window to rear, wall mounted Baxi boiler in cupboard, loft access, radiator.

Bedroom 1

Double glazed window to front, 6 door fitted wardrobe and built in wardrobe, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to rear, laminate flooring, radiator.

Bathroom

Panel bath and overhead shower with glass screen, pedestal wash hand basin, low level WC, part tiled walls, spotlights, radiator, double glazed window to rear.

Externally

Front

Landscaped garden, immaculately kept, laid to lawn, with planted borders, and driveway for three cars. leading to the garage to the rear.

Rear Garden

Absolutely stunning and generous in size, laid to shaped lawn with beautifully stocked borders, mature planting and garden shed.

Garage

Up and over door to front, personnel door to side.





view this property online mannersandharrison.co.uk/Property/BIL109691



welcome to

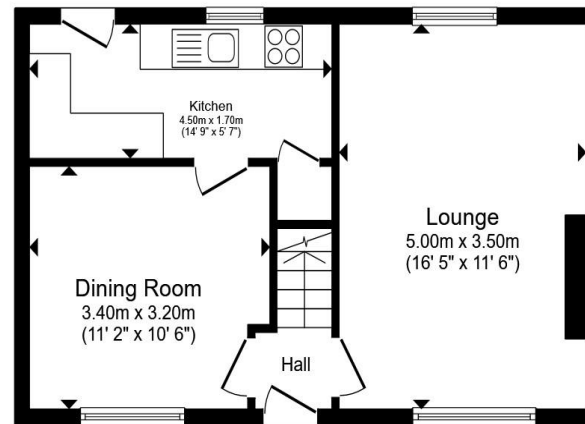
Station Crescent, Billingham

- IMPRESSIVE GARDENS
- SPACIOUS
- BEAUTIFULLY MAINTAINED
- DRIVEWAY
- GARAGE

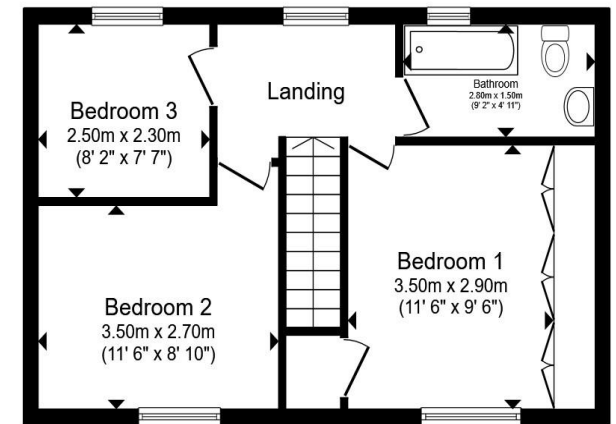
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Ground Floor



First Floor

Total floor area 82.6 m² (889 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


manners
& harrison

view this property online mannersandharrison.co.uk/Property/BIL109691



Property Ref:

BIL109691 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk