



**Rochester Road, BILLINGHAM TS23 2HY**

**welcome to**

## **Rochester Road, BILLINGHAM**

Attention first-time buyers looking for a home that's ready to simply move into, or investors seeking an easy-to-let property, this smart three-bedroom mid-terrace family home is conveniently positioned and ready to go.

### **Entrance Hall**

Double glazed door and window to the front. Fitted cupboard over gas meter.

### **Lounge**

Double glazed bay window to the front, attractive fireplace with electric fire, radiator, laminate flooring and coving

### **Kitchen**

A range of white wall and base units with rolled edge working surfaces and matching upstands. Stainless steel sink and drainer with mixer tap. Built in electric oven and gas hob with extractor over. Plumbing for a washing machine, and space for a fridge freezer. Double glazed door and window to the rear, wall mounted Baxi Combi Boiler. Radiator, Spotlights

### **Landing**

Built in storage cupboard. Loft access.

### **Bedroom 1**

Two double glazed windows to the rear. Built in Robe. Radiator.

### **Bedroom 2**

Double glazed window to the rear. Built in robe. Radiator.

### **Bedroom 3**

Double glazed window to the front. Built in storage cupboard over bulkhead. Radiator.

### **Bathroom/Wc**

Panel bath with telephone mixer tap, pedestal wash basin and low level WC. Part tiled walls, chrome heated towel rail and extractor fan. Two double glazed windows to the rear

### **Externally Front Garden**

Walled garden to the front, laid to attractive stone chips. Shared access alleyway leading to the rear garden.

### **Rear Garden**

Enclosed, low maintenance for ease of care, laid to two patio areas and stone chips. Outdoor tap. Two useful brick built storage.





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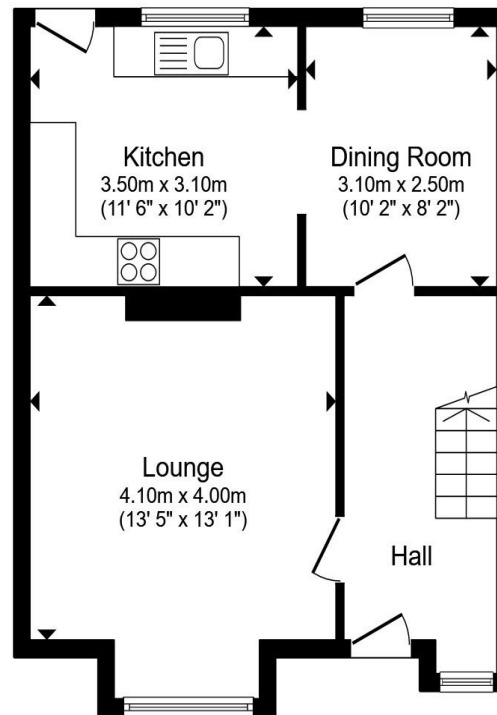
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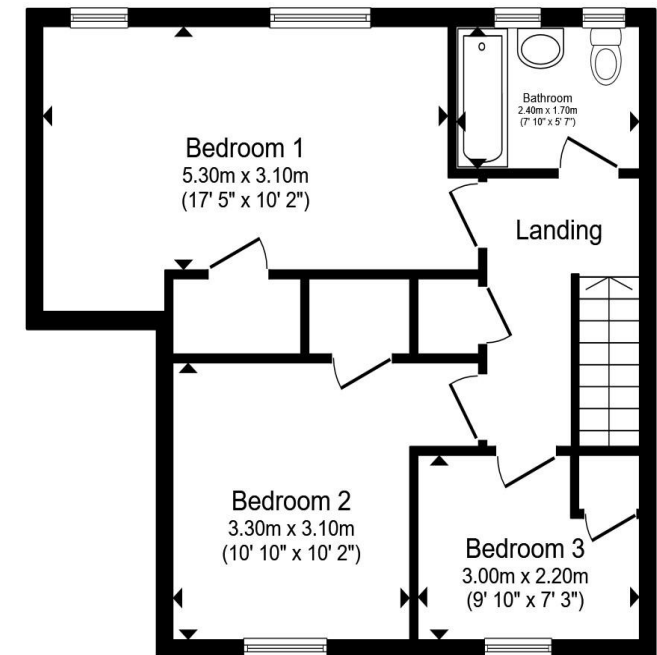
- OPEN HOUSE SATURDAY 26th SEPTEMBER
- THREE BEDROOM MID TERRACE
- READY TO MOVE INTO
- IDEAL FIRST TIME BUY
- CONVENIENT LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£115,000**



**Ground Floor**



**First Floor**

Total floor area 96.5 m<sup>2</sup> (1,038 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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Property Ref:  
BIL109770 - 0002

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