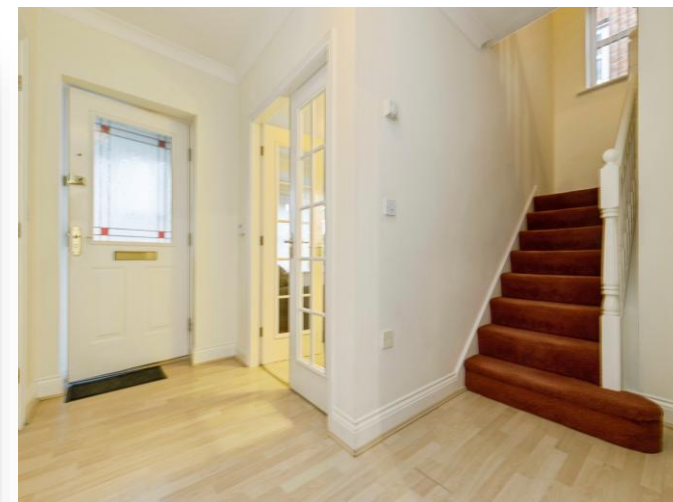




Heaton Road, Billingham TS23 3GP

welcome to

Heaton Road, Billingham

Occupying a desirable position, this well-proportioned four-bedroom detached family home offers opportunity for buyers looking to create a home tailored to their own style and taste. With scope for cosmetic updating, the property allows improvements to be carried out gradually, at your own pace

Entrance Porch

Double glazed door and window to the front. Tiled flooring, Radiator, door into :

Entrance Hall

Built in storage cupboard, laminate flooring, radiator and doors to the guest wc, lounge and kitchen/diner

Guest Wc

Low level wc, corner wash hand basin and mixer tap, laminate flooring, radiator and double glazed window to the front.

Lounge

Double glazed bay window to the front, coal effect gas fire with attractive surround, two radiators

Kitchen/Diner

A good range of wall and base units with rolled edge working surfaces, part tiled walls, circular sink and drainer with mixer tap, built in electric oven and gas hob with stainless steel extractor over. Integrated fridge freezer, plumbing for under counter dish washer, two radiators, part laminate/part vinyl flooring, double glazed window to the rear and double glazed patio doors into the conservatory.

Utility Room

Matching base units with stainless steel sink and drainer and mixer tap. Plumbing for a washing machine. Wall mounted Potterton Boiler. Radiator. Double glazed window to the rear and double glazed door to the side.

Conservatory

PVC construction on a dwarf wall. Tiled floor, wall lights, radiator and double glazed door to the side, leading to the rear garden.

Landing

Built in storage cupboard, housing the hot water cylinder, radiator, coving, loft access and double glazed window to the side

Bedroom 1

Two door built in robes, radiator and double glazed window to the front

En-Suite

Walk in shower, pedestal wash hand basin with mixer tap, low level wc. Panelled walls and ceiling. Shaver point. Double glazed window to the front

Bedroom 2

Two door built in robes. Radiator. Two double glazed windows to the front.

Bedroom 3

Two door built in robe. Radiator. Double glazed window to the rear.

Bedroom 4

Double glazed window to the rear and radiator.

Bathroom/Wc

Enclosed shower and panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin, low level wc, part tiled walls, radiator and two double glazed windows to the rear

Externally Front Garden

Open plan front garden, with double width tarmac driveway, leading to a single garage. Gated access into the rear garden.

Rear Garden



Enjoying a good level of privacy, enclosed with a fenced border, laid to a mix of lawn and block paved patio, with mature planting and outdoor tap.

Garage

Up and over door to the front, with a personnel door to the side. Power and Lighting.



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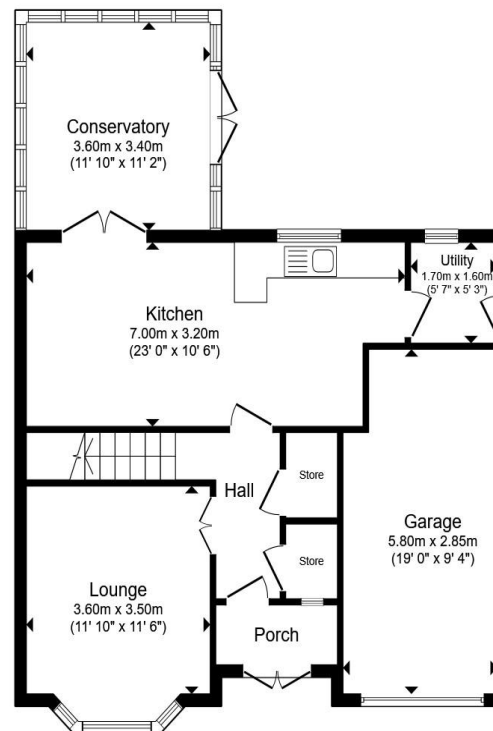
Heaton Road, Billingham

- OPEN HOUSE SATURDAY 26th SEPTEMBER
- FOUR BEDROOM DETACHED FAMILY HOME
- CONSERVATORY
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN

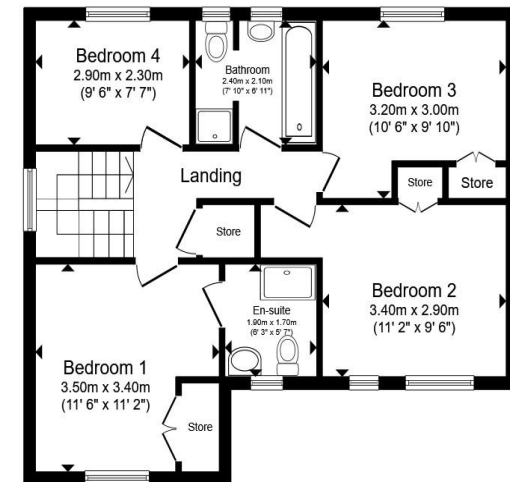
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£250,000



Ground Floor



First Floor

Total floor area 136.0 m² (1,464 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

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Property Ref:

BIL109757 - 0009

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