



**Gainsborough Crescent, Billingham TS23 3GA**

welcome to

## Gainsborough Crescent, Billingham

- GARAGE
- DRIVEWAY
- MODERN BATHROOM
- POPULAR LOCATION
- CLOAKROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

# £260,000

### Lounge

Double glazed bay window to front, modern electric fire with attractive surround, coving, radiator, open to dining room.

### Dining Room

Double glazed french doors to rear, coving, radiator, door to kitchen.

### Kitchen

Fitted kitchen with white wall and base units and roll edge worktops plus matching upstands, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for dish washer, built in electric oven and hob with extractor over, tiled floor, double glazed window to rear, arch and door to built in storage cupboard, personnel door to garage.

### Utility Room

Work top, plumbing for washing machine, space for fridge freezer, double glazed window to side, double glazed door to rear, tiled floor, door to WC.

### Cloakroom

Low level WC, vanity wash hand basin with mixer tap, tiled floor, radiator, double glazed window to side.

### First Floor Landing

Loft access.

### Bedroom 1

Double glazed window to front, 2 door fitted mirror sliding wardrobe, radiator, slightly restricted head height.

### En Suite

Enclosed shower, wash hand basin and mixer tap on vanity unit, low level WC, black heated towel rail, tiled walls and floor, double glazed window to side, spotlights, panelled ceiling, extractor fan.

### Bedroom 2

Double glazed window to front, 2 door fitted mirror sliding wardrobe, feature arched inset double glazed window to front, radiator.

### Bedroom 3

Double glazed window to rear, 2 door fitted sliding mirrored wardrobe, radiator.

### Bedroom 4

Double glazed window to rear, radiator.

### Bathroom

Modern, freestanding bath and mixer tap with shower attachment, wash hand basin with mixer tap, low level WC on vanity unit, tiled walls and floor, panelled ceiling, spotlights, extractor fan.

### Externally

#### Front

Open plan lawn to the front, double width tarmac driveway leading to single integral garage, gated access to generous sized rear garden.

#### Rear Garden

Laid to lawn and patio, some mature planting.

#### Single Integral Garage

Up and over door to front, power and lighting, wall mounted combination boiler.

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#### Property Ref:

BIL109588 - 0002

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