



Billingham Road, TS20 2SD
3 Bed - House - Semi-Detached
Offers In Excess Of £115,000

A smart and well presented three bedroom semi detached house which is situated within a short walk of Norton High Street which offers excellent amenities and facilities with a good range of cafes, restaurants and bars. The property briefly comprises of entrance hallway, cloak/WC, dining area into lounge, kitchen, landing, three bedrooms and bathroom/WC. The property has a good size rear garden and benefits from gas central heating, uPVC double glazing and a modern kitchen and bathroom. Viewing in our opinion is highly recommended.



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ENTRANCE HALLWAY

Via uPVC double glazed French doors opening into hallway with stairs leading to landing and doors leading into dining area into lounge, kitchen and cloak/WC.

CLOAK/WC

Low level WC, wash hand basin and uPVC double glazed window to side elevation.

DINING AREA

11'11 into bay x 9'9 (3.63m into bay x 2.97m)

uPVC double glazed bay window to front elevation, double radiator, feature fireplace, laminate flooring and leading through into lounge.

LOUNGE

11'9 x 11'5 (3.58m x 3.48m)

uPVC double glazed window to rear elevation, double radiator and laminate flooring.

KITCHEN

10'5 x 8'8 plus 6'4 x 5' (3.18m x 2.64m plus 1.93m x 1.52m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas cooker point with extractor hood over cooker, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, double radiator, Biasi wall mounted boiler which provides heating and hot water to the property, uPVC double glazed windows to rear and side elevations, worktop with inset stainless steel sink unit with mixer tap and single drainer, uPVC double glazed door leading to rear garden and laminate flooring.

LANDING

Which is approached via stairs from entrance hallway with doors leading to three bedrooms and bathroom/WC.

BEDROOM 1

14'4 into bay x 9'2 into fitted wardrobe (4.37m into bay x 2.79m into fitted wardrobe)

uPVC double glazed bay window to front elevation, single radiator, fitted sliding part mirrored wardrobes.

BEDROOM 2

11'4 x 9'8 (3.45m x 2.95m)

uPVC double glazed window to rear elevation and single radiator.

BEDROOM 3

6'8 x 5'9 (2.03m x 1.75m)

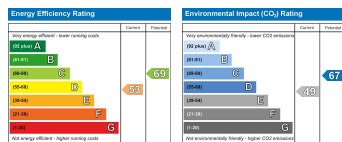
uPVC double glazed window to front elevation and single radiator.

BATHROOM/WC

Suite comprising of bath with electric over bath shower, pedestal wash hand basin, low level WC, uPVC double glazed window to rear elevation and single radiator.

OUTSIDE

To the front there is an easy to maintain garden which is enclosed by timber fencing with timber gate opening to footpath to front entrance door. In addition to the side there is also a footpath which in turn leads to the rear garden. The good size rear garden has a paved patio area with two laid to lawn areas and is enclosed by timber fencing.



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