



10 Braemar Road, Billingham, TS23 2AF

Guide price £100,000

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Moovd Online Property Auctions are delighted to offer For Sale via Option B – Conditional Online Auction on with a 'BUY IT NOW PRICE AVAILABLE', this smart three bedroom semi detached property, located in a quiet residential area in the popular area of Billingham.

The spacious layout briefly comprises; entrance hallway, large lounge with feature fireplace and fire, kitchen/ diner fitted with a range of light units, rear lobby area with access to garden, useful utility room and cloaks w/c. To the first floor are three excellent sized bedrooms with family bathroom and separate w/c. To the rear is a large garden with decking and lawn and to the front is a paved area.

The accommodation lies a minutes walk from Billingham and many day-to-day amenities, including a range of schools, pubs, hairdressers, convenience stores and large Asda, to name a few.

This fantastic property will appeal to a growing family or first time buyer and is sold with no onward chain, in ready to move into condition. Viewings strictly by appointment only.

### Hallway

Door into hallway, UPVc panel to side of door.

### Lounge 16'7" x 13'1" (5.08 x 3.99)

UPVc double glazed window to front, feature fireplace and fire, radiator.

### Kitchen Diner 14'5" x 9'10" (4.41 x 3.01)

UPVc double glazed window to front and side, fitted with a range of base and wall units with contrasting work surfaces, stainless steel sink with drainer unit and mixer taps, splash back tiling, radiator.

### Rear Lobby

UPVC double glazed window to rear and door to garden.

### Utility Room 5'10" x 4'8" (1.79 x 1.44)

UPVc double glazed window to rear, storage cupboard.

### Cloaks W.C

UPVC double glazed and frosted window to side, w/c, hand basin.

### Landing

### Bedroom 1 13'3" x 9'8" (4.04 x 2.95)

UPVc double glazed window to front, storage cupboard, radiator.

### Bedroom 2 11'2" x 10'0" (3.42 x 3.06)

UPVc double glazed window to front, storage cupboard, radiator.

### Bedroom 3 9'7" x 6'9" (2.94 x 2.07)

UPVc double glazed window to rear, radiator.

### Bathroom

UPVc double glazed and frosted window to side, paneled bath with electric shower and glass panel, pedestal hand basin, splash back tiling, radiator, vinyl flooring.

### W.C

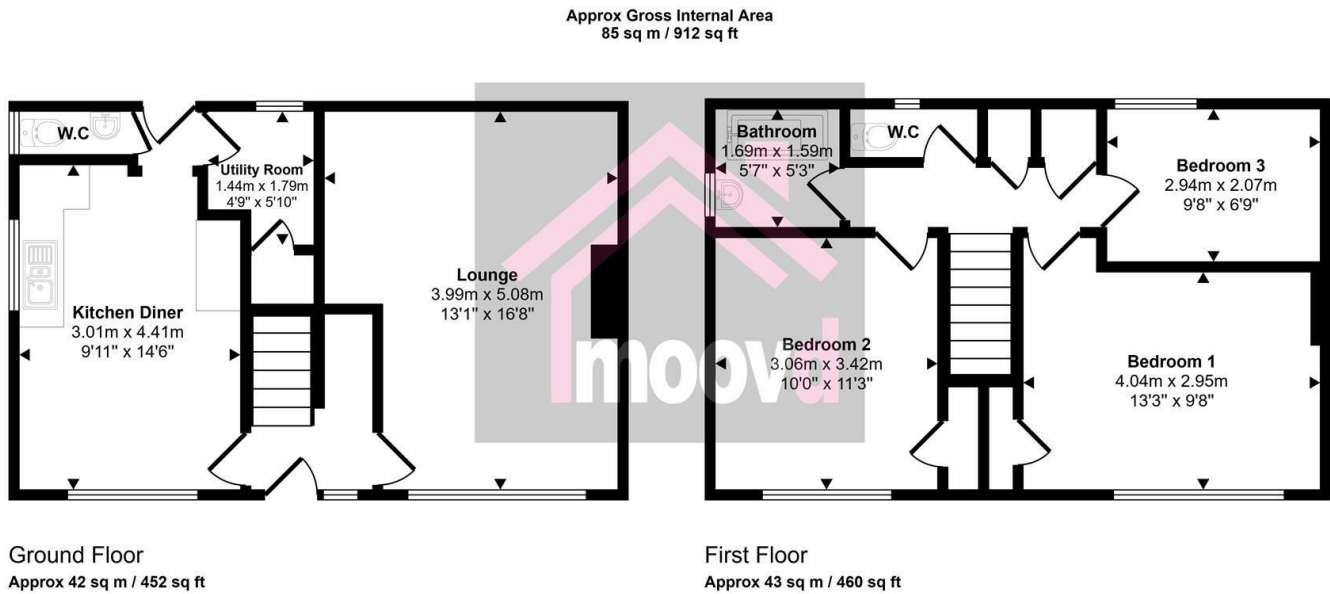
UPVc double glazed and frosted window to rear, white w/c, vinyl floor.

### Externally

Front garden area mainly paved, rear garden turfed and decked.

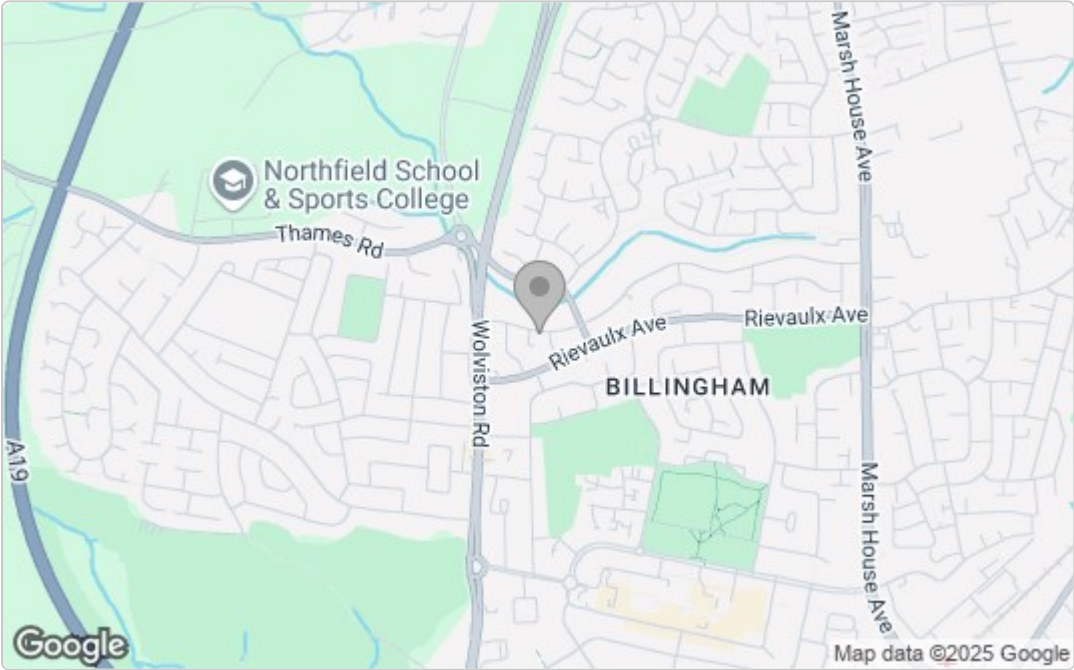


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

