



65 Sacriston Close

High Grange, Billingham, TS23 2TE

Offers in excess of £215,000



An Immaculate Family Home In A Popular Cul-De-Sac Location, Ready To Move Straight Into. **** NO STAMP DUTY TO PAY ****

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

Entrance Porch

uPVC Double Glazed Door & Windows. Door Leading To The Hallway.

Entrance Hallway

Door Leading To The Living Room, Radiator, Staircase To The First Floor Landing.

Living Room

21'6" x 10'5" (6.55m x 3.18m)

Fireplace, Radiator, Under Floor Heating, Recessed Spotlights To The Ceiling, Understair Storage Cupboard, uPVC Double Glazed Window, Opening Through To The Dining Room.

Dining Room

11'10" x 9'5" (3.61m x 2.87m)

Space For A Dining Table & Chairs, Radiator, Under Floor Heating, Sliding Patio Doors Leading To The Conservatory, Door Leading To The Kitchen.

Conservatory

uPVC Double Glazed Windows & Doors.

Kitchen

Fitted With A Range Of Base Wall & Drawer Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built-In Double Oven, Gas Hob With Extractor Hood Above, Integrated Dishwasher, Recessed Spotlights To The Ceiling, uPVC Double Glazed Window, Radiator, Door Leading Through To The Utility Room.

Utility Room

Space & Plumbing For A Washing Machine & Tumble Dryer, Space For A Fridge Freezer, Door Leading To The Cloakroom W.C, uPVC Double Glazed Door Leading To The Side Aspect & Garden.

Ground Floor W.C

White Vanity Wash Hand Basin, W.C, Radiator, uPVC Double Glazed Window.

First Floor Landing

Open Spindle Balustrade, Doors Leading To The Four Bedrooms & Family Bathroom.

Bedroom One

12'4" x 11'3" (3.76m x 3.43m)

uPVC Double Glazed Window, Built-In Storage Cupboard Over The Stairs, Radiator.

Bedroom Two

12'4" x 9'8" (3.76m x 2.95m)

uPVC Double Glazed Window, Radiator.

Bedroom Three

8'3" into recess x 8'10" - 26'2"13'1" into recess (2.54m into recess x 2.7m - 8'4 into recess x 8'10)

uPVC Double Glazed Window, Radiator.

Bedroom Four

8'11" x 6'9" (2.72m x 2.08m)

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Three Piece Suite Comprising Bath With Shower Over, Vanity Wash Hand Basin, W.C, uPVC Double Glazed Window, Radiator.

Loft Space

Accessed Via Pull Down Ladder For Storage.

Integral Garage

Up & Over Door, Power & Plumbing Supply.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: D

Council Tax Estimate £2,138

Disclaimer:

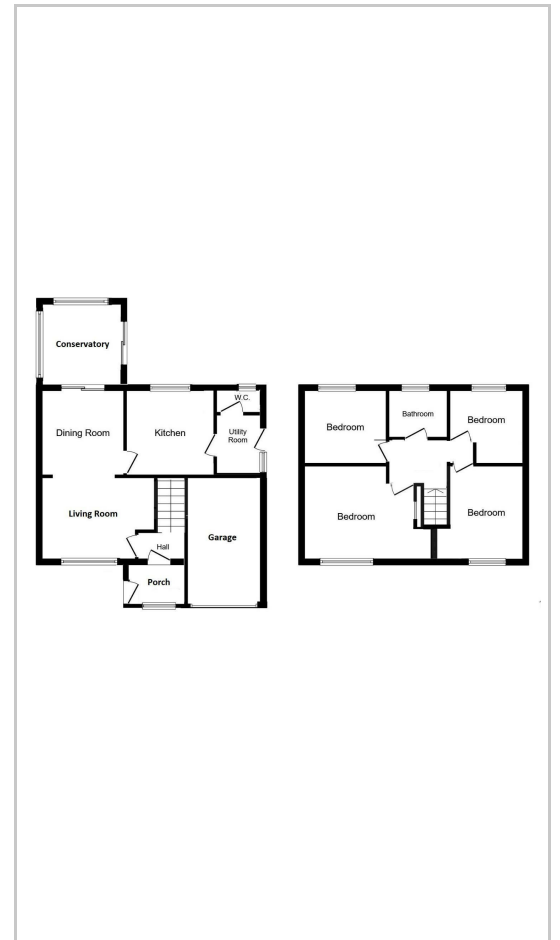
Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale And For Illustrative Purpose Only. Images are for illustrative purposes only.

**** NO STAMP DUTY TO PAY UP TO £250,000 - If The Purchase Results In A Buyer Owning More Than One Property, Stamp Duty Tax Will Apply.**

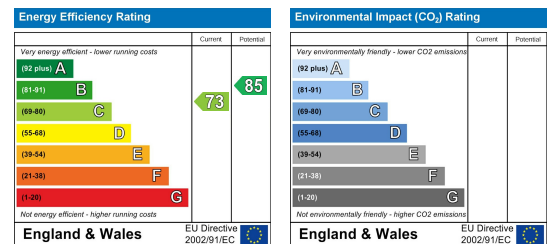
Area Map



Floor Plans



Energy Efficiency Graph



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