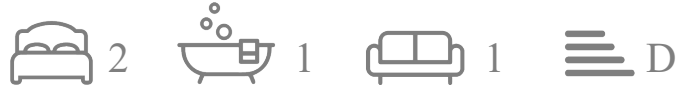




2 Woodbine Cottages

Cowpen Bewley, Billingham, TS23 4HS

£190,000



For Sale With The Advantage Of No Onward Chain. Sensible Offers Are Invited. A Beautiful Cottage Nestled In The Sought After Village Location Of Cowpen Bewley. Offering Spacious Accommodation Throughout, Delightful Garden, Stunning Views & Within Walking Distance Of The Local Pub 'The Three Horseshoes' Along With Cowpen Bewley Woodland Park. The Property Benefits A High Level Of Privacy, Not Overlooked.

The Electrical Consumer Unit Appears To Be Updated. There Is Combi Gas Central Heating With A Service To The Baxi Boiler In 2022. Security Alarm System Installed. Mains Smoke Alarm Installed.

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!



Accommodation Comprises:

Living Room

14'4" x 14'2" (4.39 x 4.32)

Double Glazed Window, Radiator, Feature Fireplace, Staircase To The First Floor, Door Leading To The Kitchen.

Kitchen/Diner

19'5" x 13'0" (5.93 x 3.97)

Fitted With A Range Of base, Wall & Drawer Units, Wood Work Tops With Sink Unit, Built-In Oven & Hob, Integrated Washing Machine, Space For A Fridge Freezer, Space For A Dining Table & Chairs, Radiator, Spotlights To The Ceiling, French Doors Opening Out To The Rear Garden.

First Floor Landing

Doors Leading To The Bedrooms & Bathroom, Storage Cupboard.

Bedroom One

15'1" x 11'3" (4.62 x 3.44)

Double Glazed Window, Radiator, Exposed Beams & Brick Chimney Stack, Opening To The Dressing Area, Storage Cupboard.

Bedroom Two

14'5" x 10'4" (4.40 x 3.15)

Double Glazed Window, Radiator.

Bathroom

7'4" x 2'16" (2.26 x .66)

White Suite Comprising: Bath With Shower Over & Screen, Wash Hand Basin, W.C, Radiator, Spotlights To The Ceiling, Velux Window.

Loft Space

Part Boarded For Storage.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: B

Council Tax Estimate £1,663

Disclaimer:

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

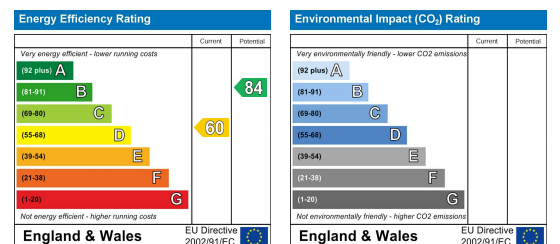
Area Map



Floor Plans



Energy Efficiency Graph



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.