



## 2 Woodbine Cottages

Cowpen Bewley, Billingham, TS23 4HS

**Offers in excess of £180,000**



For Sale With The Advantage Of No Onward Chain. 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.

Electrics Updated With Valid EICR Certificate. There Is Combi Gas Central Heating With A Baxi Boiler & Gas Safety Certificate. Security Alarm System Installed. Mains Smoke Alarm Installed.

Offers Are Invited Around £185,000 - £190,000.

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!



**Note:**

The Vendor Informs Us The Property Has Undergone Recent Upgrades To Include:

- Roof Maintenance Including Installation Of Ventilation To The Extension.
- Recent Gas Safety Certificate - Present
- Recent Electrical EICR Certificate - Present (Upgrades To Electrics/Lights)

**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 5'6" (2.26 x 1.68)  
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.

**Property Information**

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: Yes
- Tree Preservation Orders: None
- Tax Band: B
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Surface Water Risk: Yes
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

**Disclaimer:**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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.

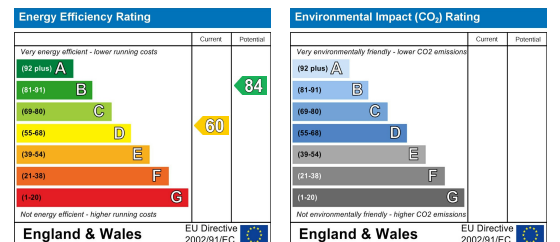
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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