



## 18 Cambrian Road

Billingham, TS23 2SE

**Offers in excess of £160,000**



Extended & Recently Refurbished. For Sale With The Advantage Of No Onward Chain & Vacant Possession. Benefits Include: A Stunning Open Plan Kitchen, Dining/Family Area With Bi-Folding Doors Overlooking To The Rear Garden, Newly Re-Fitted Bathroom Suite, Recently New Heating System With Combi Boiler, Full Electrical Re-Wire And Much More...

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:

Situated In A Popular Location Of Billingham Just Off Roseberry Road. Within Walking Distance To Many Local Amenities & Reputable Schools.

Billingham Town Centre - 7 Minute Walk  
Forum Theatre, Activ8 Gym & Swim - 7 Minute Walk  
The Kings Arms Pub - 17 Minute Walk  
The Wynyard Pub, Whitehouse Rd - 14 Minute Walk

With Road Links A19, A66, A689 Being Just Minutes Away.

Distance Times Estimated Using Google Maps.

### Accommodation Comprises:

#### Entrance Hallway

Composite Entrance Door, Leads To Lounge, Kitchen/Diner, W.C, Understairs Cloakroom & Staircase To The First Floor.

#### Lounge

13'7" x 12'10" (4.16 x 3.93)  
Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

#### Kitchen/Diner

16'7" x 22'1" (5.05m x 6.73m)  
Fitted With A Range Of Modern Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Tiled Back Splash, Built In Oven, Integrated Fridge Freezer & Dishwasher, Feature Island With Breakfast Bar & Induction Hob, Spotlights, Designer Vertical Radiator, Space For A Washing Machine, Bi-Folding Doors To Rear.

#### Understairs Cloakroom

uPVC Double Glazed Window, Combi Boiler.

#### Ground Floor W/C

3'0" x 7'6" (0.92 x 2.29)  
Hand Wash Basin, W/C, Ladder Style Radiator.

#### First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms, Family Bathroom & Loft Hatch.

#### Bedroom One

12'4" x 12'11" (3.78 x 3.96)  
uPVC Double Glazed Bay Window, Radiator.

#### Bedroom Two

10'4" x 10'11" (3.15 x 3.33)  
uPVC Double Glazed Window, Radiator.

#### Family Bathroom

10'4" x 5'8" (3.17 x 1.75)  
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Ladder Style Radiator, Extractor Fan.

#### Loft Space

Accessed Via Pull Down Ladder, Boarded, Velux Window.

### Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request. The Property Has Been Renovated Since The Last Energy Assessment Was Carried Out Which May Have Affected The Rating.

### Council Tax Band: B

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.

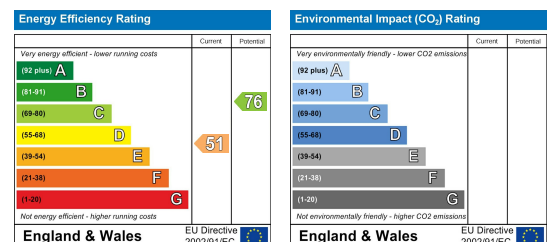
## Area Map



## Floor Plans



## Energy Efficiency Graph



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