



109 Knole Road

, Billingham, TS23 3BE

Offers in excess of £120,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Nestled in the charming Knole Road, Billingham, this delightful semi-detached house presents a fantastic opportunity for both first-time buyers and savvy investors alike. Boasting a welcoming reception room, three cosy bedrooms, and a well-appointed bathroom, this property is sure to capture your heart.

The open plan kitchen/diner, complete with a separate utility area, offers a perfect space for entertaining guests or enjoying family meals. The spacious lounge, featuring a charming fireplace, provides a warm and inviting atmosphere, ideal for creating lasting memories with loved ones.

Step outside to discover the enclosed south-facing rear garden, offering a serene retreat with high levels of privacy. Imagine relaxing in the sunshine or hosting summer barbecues in this peaceful outdoor space.



Location:

Knole Road Can Be Accessed Via Marsh House Avenue In Billingham. There Are Many Local Amenities, Road Links & Bus Routes.

- Roseberry Primary School - 10 Minute Walk
- Oakdene Primary School - 10 Minute Walk
- St Michaels Catholic Academy - 5 Minute Drive, 14 Minute Walk
- Northfield School & Sports College - 8 Minute Drive, 25 Minute Walk
- A19 - 6 Minute Drive
- A689 - 6 Minute Drive

All Distance Times As Estimated By Google Maps.

Entrance Hallway

Entrance Door Leading Through To The Lounge, Kitchen/Diner & Staircase To The First Floor.

Lounge

Feature Fireplace, uPVC Double Glazed Window, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Bay Window, Radiator.

Utility/ Cloakroom

Fitted With Work Surfaces, Space For Appliances, uPVC Double Glazed Windows, Door To Rear.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

Storage Cupboard, uPVC Double Glazed Window, Radiator.

Bedroom Two

Storage Cupboard, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Bath With Overhead Shower, uPVC Double Glazed Window, Radiator.

W/C

Fitted With A White W/C & uPVC Double Glazed Window.

Energy Efficiency Rating: D

The Full Energy Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Management Information: TBC
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable & Fibre
- 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
- 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.

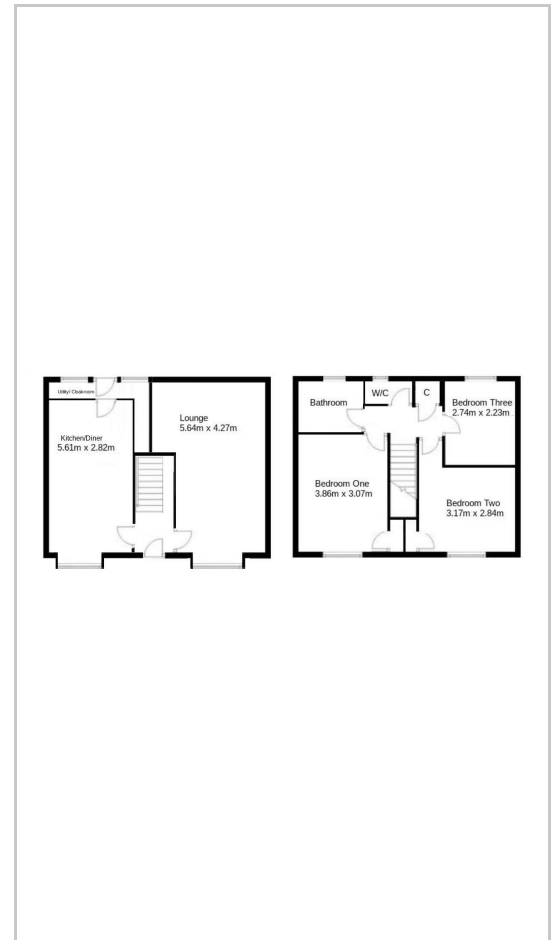
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Area Map



Floor Plans



Energy Efficiency Graph

