



## 1 St. Davids Close

, Billingham, TS23 2PD

**£150,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Welcome to St. Davids Close, Billingham - a charming detached bungalow that offers a comfortable and convenient lifestyle. This delightful property boasts one reception room, three cosy bedrooms, and a well-maintained bathroom.

Situated in a sought-after location, this detached bungalow is within walking distance to a variety of amenities, making daily errands a breeze. The open plan lounge provides a spacious area for relaxation and entertainment, perfect for hosting family and friends.

The master bedroom features fitted wardrobes, offering ample storage space and a touch of elegance. Additionally, the west-facing rear garden is a tranquil retreat, complete with a lovely patio seating area where you can unwind and enjoy the outdoors.





### Location

From The A1027 At The Roundabout Take The Third Exit, At The Second Roundabout Take The First Exit Onto Station Road, St. Davids Close Is On Your Left-Hand Side Just After The Station & Crossing. The Property Is Located On The Right.

Tesco Petrol Station - 3 Minute Walk  
Greggs - 3 Minute Walk  
The Station Pub - 1 Minute Walk  
John Whitehead Park - 4 Minute Drive or 20 Minute Walk  
Billingham South Primary School - 3 Minute Drive  
Pentland Primary School - 3 Minute Drive  
Post Office - 7 Minute Walk

Journey Times Estimated By Google Maps.

### Entrance Hallway

Entrance Leads To Kitchen, Lounge/Diner, Cloakroom/W.C & Bedroom Three.

### Lounge/Diner

22'2" x 10'9" (6.76m x 3.28m)  
Feature Fireplace, uPVC Double Glazed Window, Radiator.

### Kitchen

9'4" x 7'3" (2.87m x 2.21m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Eye Level Double Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window.

### Cloakroom/W.C

Fitted With A White Suite Comprising; Hand Wash Basin, W/C, uPVC Double Glazed Window.

### Inner Hallway

Storage Cupboard, Access To Bedrooms & Bathroom.

### Bedroom One

10'7" x 10'9" (3.23m x 3.30m )  
Built In Wardrobes, uPVC Double Glazed French Doors To Rear.

### Bedroom Two

11'1" x 8'5" (3.40m x 2.57m)  
uPVC Double Glazed Window, Radiator.

### Bedroom Three

9'4" x 8'11" (2.87m x 2.72m)  
uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator.

### Loft Space

Partially Boarded.

### Detached Garage

Up & Over Door.

### 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: No  
Tree Preservation Orders: None  
Tax Band: C  
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  
Accessibility: One 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

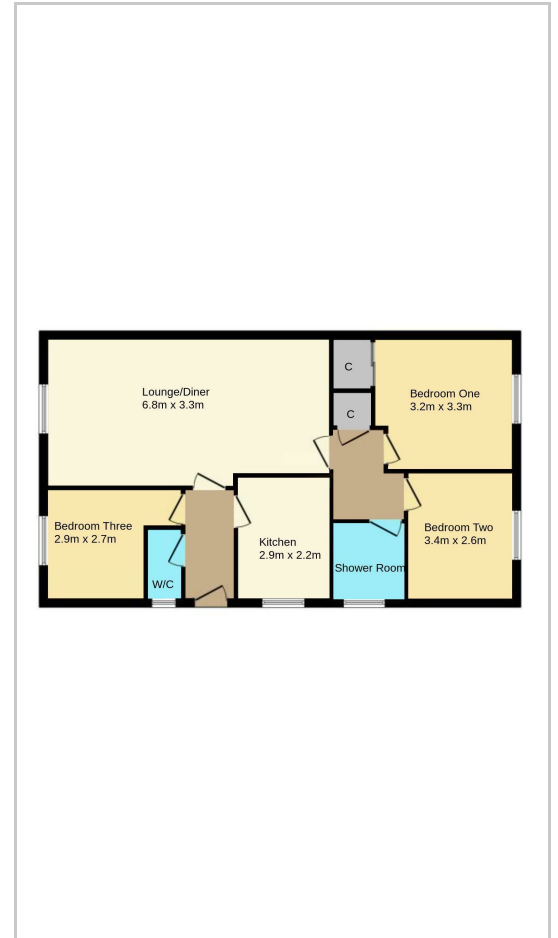
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees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

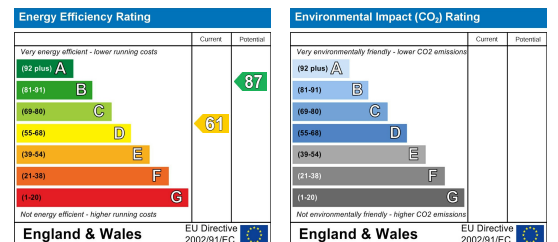
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.