



## 1 St. Davids Close

, Billingham, TS23 2PD

**Offers in excess of £140,000**



No Chain! Versatile Accommodation With 3 Bedrooms & A Floor Area Of: 71m<sup>2</sup> = 764sqft.

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.





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

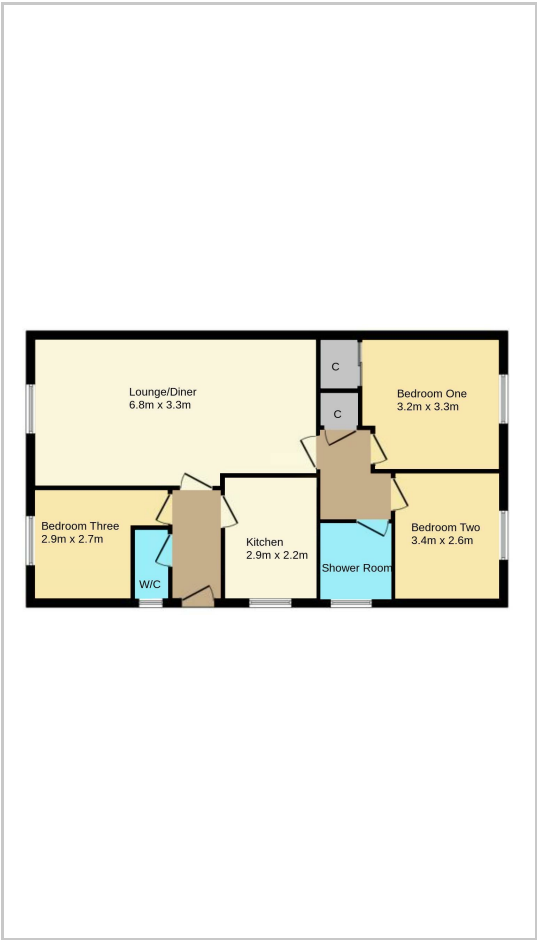
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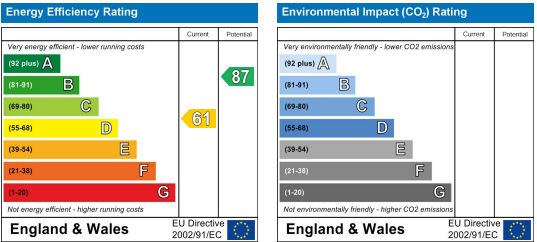
Area Map



Floor Plans



Energy Efficiency Graph



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