









## welcome to

# St. Davids Close, Billingham

A really well proportioned, three Bedroom, Detached Bungalow, with accommodation that flows really nicely. The property has had some recent decoration, however leaves scope for its new owner to put their own stamp on. Externally there's gardens to the front and rear and single Garage.

#### **Entrance Hall**

Entered via door to side, radiator and doors leading to WC, Kitchen, Bedroom and Lounge/Diner.

#### Cloakroom

Double glazed window to side, low level low flush WC, wash hand basin and radiator.

#### Kitchen

9' 5" x 7' 3" ( 2.87m x 2.21m )

Beech shaker style wall and base units with contrasting block effect work surfaces and tiled splashbacks, built in double oven, electric hob with stainless steel extractor over, plumbing for dishwasher, plumbing for washing machine, stainless steel 1 1/2 sink/drainer with mixer tap and double glazed window to side.

## Bedroom 2

11' 2" (Maximum inc Entrance) x 8' 5" ( 3.40m (Maximum inc Entrance) x 2.57m )

Double glazed window to front, laminate floor and radiator.

## Lounge / Diner

22' 2" x 10' 9" ( 6.76m x 3.28m )

Double glazed widow to front, attractive surround with electric fire, two radiators and door to Inner Hallway.

## **Inner Hallway**

Built in storage cupboard, doors to Bedroom 1, Bedroom 3 and Shower Room.

### **Bedroom 1**

10' 7" x 10' 10" ( 3.23m x 3.30m )

Double glazed French doors onto rear Garden, built in sliding mirrored door wardrobe and radiator.

#### **Bedroom 3**

9' 5" x 8' 11" ( 2.87m x 2.72m ) Double glazed window to rear and radiator.

#### **Shower Room/wc**

Modern wall boarding, vinyl flooring, walk in shower, low level low flush WC, pedestal wash hand basin, radiator and double glazed window to side.







## **Externally**

## **Front Garden**

Open plan lawn, driveway and gated access to:

## **Rear Garden**

Enclosed garden, which is laid to lawn and paved patio area.

**Garage**Up and over door.







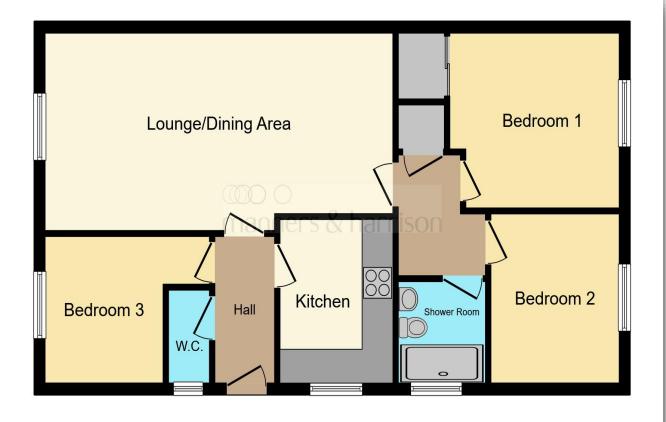
## welcome to

# St. Davids Close, Billingham

- WELL PROPORTIONED DETACHED BUNGALOW
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- GARAGE
- SCOPE TO ADD YOUR OWN STAMP

Tenure: Freehold EPC Rating: D

£140,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

## view this property online mannersandharrison.co.uk/Property/BIL108141



Property Ref: BIL108141 - 0018 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.