



**Delaval Road, Billingham, TS23 3BW**

**welcome to**

## **Delaval Road, Billingham**

Recently redecorated is this three Bedroomed Semi-detached house, situated in an increasingly popular part of Billingham. Externally there's a driveway leading to a Garage at the rear and outside space in the rear Garden, ideal for entertaining.

### **Entrance Hall**

UPVC double glazed door to front, UPVC double glazed door to front, stairs to first floor, understairs storage cupboard and laminate floor.

### **Kitchen**

16' 10" (Maximum) x 9' 9" ( 5.13m (Maximum) x 2.97m )  
Wood veneer wall and base units with contrasting rolled edge work surfaces, 1 1/2 sink/drainers with mixer tap, tiled splashback, plumbing for washing machine, electric oven, hob with extractor over, plumbing for washing machine, laminate floor, UPVC double glazed door to rear and UPVC double glazed window to front.

### **Lounge**

16' 10" x 13' 3" (Maximum into alcoves) ( 5.13m x 4.04m (Maximum into alcoves) )  
Feature fireplace, textured ceiling, laminate floor, coved cornicing, dado rail, textured ceiling, radiator and UPVC double glazed window to front.

### **Landing**

Stairs from Hall. Carpet and storage cupboard housing Baxi boiler.

### **Bedroom 1**

13' 5" (Maximum) x 11' 2" (Maximum) ( 4.09m (Maximum) x 3.40m (Maximum) )  
UPVC double glazed window to front, built in storage cupboard, textured ceiling, carpet, coved cornicing and radiator.

### **Bedroom 2**

11' 2" x 10' ( 3.40m x 3.05m )  
UPVC double glazed window to front, textured ceiling, free standing wardrobes and radiator.





### **Bedroom 3**

9' 10" x 6' 11" ( 3.00m x 2.11m )

UPVC double glaze window to rear, textured ceiling, carpet and radiator.

### **Bathroom**

Tile effect flooring, panelled bath with mixer tap with electric shower over, tiled walls, red wash hand basin with mixer, textured ceiling and UPVC double glazed opaque window to side.

### **W / C**

Lino flooring, WC, textured ceiling and UPVC double glazed frosted window to rear.

### **Externally**

#### **Front Garden**

Drive to Garage and walled Garden.

#### **Rear Garden**

Mostly hard standing and part raised border.

#### **Garage**

Up and over door.



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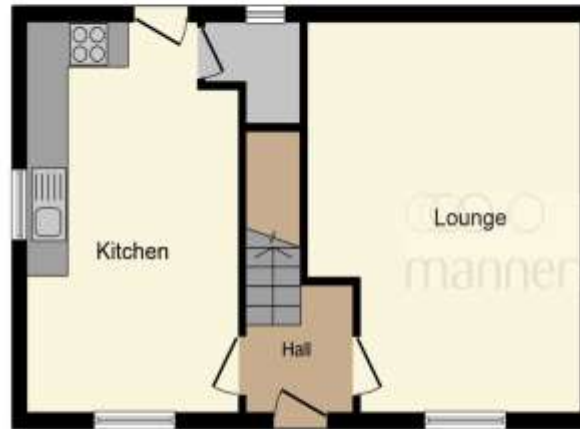
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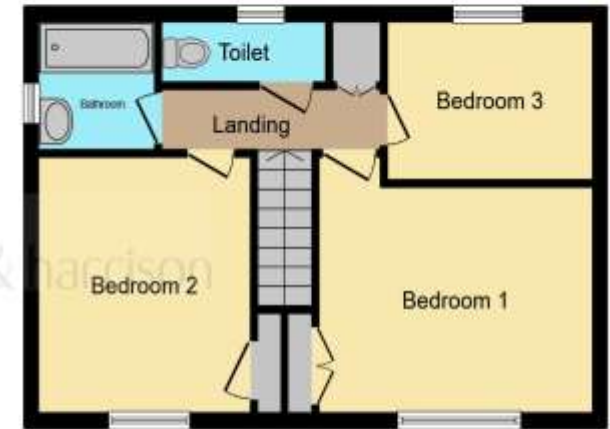
- REDUCED FROM £95,000
- POPULAR LOCATION
- DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- SUITABLE FOR A RANGE OF BUYERS

Tenure: Freehold EPC Rating: C

**£82,000**



Ground Floor



First Floor

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

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