



**Nutley Road, Billingham, TS23 3AN**

**welcome to**

## **Nutley Road, Billingham**

ATTENTION INVESTORS. Suited to a buy to let investor, whether you're looking for your first investment, or to expand your current portfolio. Currently achieving £575 per month, this property returns a yield of over 7%, based on the asking price.

### **Entrance Hall**

Entered via UPVC double glazed door to front, understair storage area and radiator.

### **Lounge**

14' 6" (Reducing to 9'10") x 18' 7" (reducing to 7'10") ( 4.42m (Reducing to 9'10") x 5.66m (reducing to 7'10") ) 'L' shaped featuring UPVC double glazed French doors to rear, UPVC double glazed windows to front and rear, ceiling rose, coved cornicing, electric fireplace and radiator. Door to:

### **Kitchen**

18' 6" x 9' 2" (Reducing to 7' 4") ( 5.64m x 2.79m (Reducing to 7' 4") )

Wood veneer wall and base units with contrasting rolled edge work surfaces, built in oven, five ring gas hob with extractor over, 1 1/2 stainless steel sink/drainer with mixer tap, plumbing for washing machine, storage cupboard, textured ceiling, lino flooring, radiator, UPVC double glazed windows to front and rear and UPVC door to rear. Door back to hallway.

### **Landing**

Stairs from Hallway, loft access, carpet and cupboard housing boiler.

### **Bedroom 1**

12' 10" x 11' 8" (reducing to 10' 1") ( 3.91m x 3.56m (reducing to 10' 1") )

UPVC double glazed window to front, coved cornicing, carpet and radiator.





### **Bedroom 2**

10' 6" x 10' 1" (12' into recess) ( 3.20m x 3.07m (12' into recess) )  
UPVC double glazed window to front, coved corning, carpet, storage area, textured ceiling and radiator.

### **Bedroom 3**

8' 11" x 7' 6" ( 2.72m x 2.29m )  
UPVC double glazed window to rear, coved corning, carpet, textured ceiling and radiator.

### **Bathroom**

Bath with electric shower over, pedestal wash hand basin, part tiled, 1/2 height wall panelling, lino flooring and UPVC double glazed opaque window to rear.

### **W / C**

UPVC double glazed opaque window to rear, WC and lino floor.

### **Externally**

#### **Front Garden**

Mostly laid to lawn, with pathway to front door.

#### **Rear Garden**

Lawned area, paved patio and shed.



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welcome to

## Nutley Road, Billingham

- REDUCED FROM £97,000
- READY FOR AN INVESTOR EXCELLENT YIELD
- FRONT AND REAR GARDENS
- ON STREET PARKING
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

**£85,000**



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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Property Ref:  
BIL108185 - 0005

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manners & harrison



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)