



**Broughton Road, Billingham, TS22 5AY**

**welcome to**

## **Broughton Road, Billingham**

Rare to the market! Situated in the ever so popular Wolviston Court estate, is this extended 3 bedroomed semi-detached bungalow. Offering plenty of scope for modernisation & personalisation. Externally, there's a driveway leading to the single garage & a canopy to the side.

### **Entrance Hall**

Entered via aluminium door to front, sliding door storage cupboard, textured ceiling, textured walls and carpet.

### **Kitchen**

10' 5" x 10' 1" ( 3.17m x 3.07m )

Wall and base units with contrasting roll top work surfaces, space for fridge/freezer, plumbing for washing machine, built in oven, four ring gas hob with extractor over, 1 1/2 sink/drainers with mixer tap, radiator, double glazed aluminium window to front and aluminium door to side.

### **Lounge**

14' 11" x 10' 9" (Into alcoves) ( 4.55m x 3.28m (Into alcoves) )

Aluminium double glazed window to front, decorative cornicing, gas fire, textured ceiling, ceiling rose, carpet and double doors leading to:

### **Dining Room**

11' 9" x 10' 9" ( 3.58m x 3.28m )

UPVC double glazed patio doors to rear, decorative cornicing, carpet and radiator.

### **Bedroom 1**

14' (Into wardrobes) x 8' 11" ( 4.27m (Into wardrobes) x 2.72m )

Built in fitted sliding wardrobes, wall mounted units, lino, radiator and UPVC double glazed window to rear.

### **En Suite**

Wash hand basin on a vanity unit, WC and lino flooring.





### **Bedroom 2**

11' x 8' 9" (Not including wardrobes) ( 3.35m x 2.67m

(Not including wardrobes) )

Fitted sliding wardrobes, fitted bed surround, carpet, radiator and UPVC double glazed window to rear.

### **Bedroom 3**

11' x 11' 1" ( 3.35m x 3.38m )

Double glazed aluminium window to front, textured ceiling, carpet and radiator.

### **Bathroom**

Panelled bath with shower over, pedestal wash hand basin, part tiled walls, WC, textured ceiling, radiator and opaque double glazed aluminium window to side.

### **Externally**

#### **Front Garden**

Gate into low maintenance garden, driveway leading to garage, side access with canopy overlooking playing green.

#### **Rear Garden**

Private and low maintenance, split level garden, mostly laid to patio with pebbles.

#### **Garage**

Door to garden.



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welcome to

## Broughton Road, Billingham

- RARE TO THE MARKET
- IDEALLY SUITED TO SOMEONE LOOKING FOR A PROJECT
- POPULAR LOCATION
- DRIVEWAY AND GARAGE
- MASTER WITH EN SUITE

Tenure: Freehold EPC Rating: C

**£165,000**



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

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