



Saunton Road, Billingham, TS23 3HR

welcome to

Saunton Road, Billingham

A spacious three bedroom semi-detached family home, which has been lovingly cared for and well maintained over the years. Outside there's a garden and driveway to the front, plus a shared access driveway leading through gates to the garage at the rear and gated access to the rear garden.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hallway

Double glazed door to front, double glazed window to front, understairs storage cupboard, door to Lounge and door to Dining Room, stairs to First Floor.

Lounge

14' 7" x 11' 3" Max (4.45m x 3.43m Max)
Attractive fire surround with coal effect fire, double glazed window to front, radiator.

Dining Room

10' Maximum x 7' 6" Maximum (3.05m Maximum x 2.29m Maximum)
Double glazed window to rear, built in storage cupboard, radiator, archway to Kitchen.

Kitchen

12' 10" x 8' 9" (3.91m x 2.67m)
Fitted with a range of wall and base units and complementary rolled top working surfaces, stainless steel sink unit with drainer, plumbed for washing machine, space for cooker, space for fridge, part tiled walls, vinyl flooring, double glazed window and door to rear.



First Floor

Landing

Double glazed window to side, loft access.



Bedroom 1

14' 2" x 11' 9" Maximum Measurements (4.32m x 3.58m
Maximum Measurements)

Double glazed window to front, radiator.

Bedroom 2

14' 2" x 11' 9" Maximum Measurements (4.32m x 3.58m
Maximum Measurements)

Built in storage cupboard with shelving, Baxi
combination boiler in built in cupboard, two double
glazed windows to rear, radiator.

Bedroom 3

9' 4" x 7' 3" Maximum Measurements (2.84m x 2.21m
Maximum Measurements)

Restricted floor space due to bulk head, double
glazed window to front, radiator.

Bathroom

Fitted with a panel bath with mixer tap and
overhead shower attachment, vanity unit wash hand
basin with mixer tap, low level low flush WC, tiled
flooring, tiled walls, double glazed window to rear
and side.



Externally

Front Garden

Lawned garden and driveway, shared access
driveway to Garage, gated access to rear garden.

Rear Garden

Enclosed with lawn and patio area, planted flower
beds.

Garage

With up and over door, window and personal door
to side, ideal for storage.



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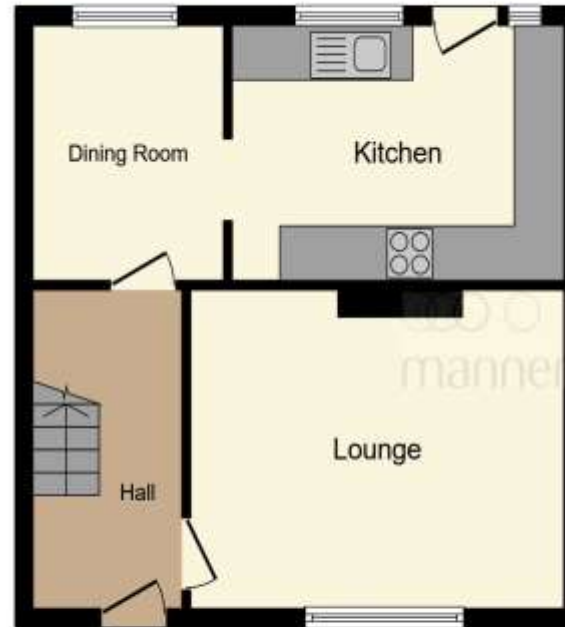
welcome to

Saunton Road, Billingham

- SPACIOUS FAMILY HOME
- EXCELLENT FIRST TIME BUYER OPPORTUNITY
- TWO RECEPTION ROOMS
- GREAT LOCATION
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C

£100,000



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:
BIL108322 - 0003

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