



**Foxton Drive, Billingham, TS23 3SQ**

**welcome to**

## **Foxtan Drive, Billingham**

Ready to move into is this three bedroom end terrace family home. Ideally suited to a first time buyer. Externally the front is pedestrianised with a small front garden. To the rear is a garage and a low maintenance rear garden.

### **Entrance Porch**

accessed via UPVC Double Glazed door to front, UPVC Double Glazed window to front, radiator, storage cupboard, door to Lounge.

### **Lounge**

14' 6" (max) x 13' 6" (max) ( 4.27m (max) x 4.11m (max) )  
UPVC Double Glazed window to front and side aspects, decorative fire surround with gas fire, radiator, staircase to First Floor.

### **Kitchen**

14' 5" (max) x 14' 8" (max) ( 4.39m (max) x 4.47m (max) )  
understairs storage cupboard, radiator, wall and base units, recess for washing machine, stainless steel sink/drainer unit, UPVC Double Glazed window to rear, integrated electric oven and 5 ring gas hob with extractor over, space for free standing fridge freezer, archway leading to Rear Lobby.

### **Rear Lobby**

UPVC Double Glazed window to rear and UPVC Double Glazed door to rear garden.

### **First Floor**

#### **Landing**

UPVC Double Glazed window to side aspect, loft access.

#### **Bedroom 1**

8' 4" (max) x 15' 11" ( 2.54m (max) x 4.85m )  
UPVC Double Glazed window to front aspect, radiator.





### **Bedroom 2**

9' x 8' 5" ( 2.74m x 2.57m )

UPVC Double Glazed window to rear, radiator.

### **Bedroom 3**

6' (max) x 11' 1" (max) ( 1.83m (max) x 3.38m (max) )

UPVC Double Glazed window to front aspect, radiator, overstairs bulk head storage cupboard.

### **Bathroom**

UPVC Double Glazed window to rear aspect, panelled bath with shower over, pedestal wash hand basin, WC, chrome heated towel rail, extractor fan, laminate flooring.

### **Externally**

#### **Rear Garden**

low maintenance with slate area, stone area, concrete walkway with access to the rear.

#### **Garage**

UPVC Double Glazed window to side, personnel door to side, up and over door, power and lighting.

#### **Small Front Garden**



***view this property online*** [mannersandharrison.co.uk/Property/BIL108668](http://mannersandharrison.co.uk/Property/BIL108668)





welcome to

## Foxton Drive, Billingham

- READY TO MOVE INTO
- 3 BEDROOMED END OF TERRACE HOUSE
- PEDESTRIANISED TO THE FRONT
- REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: D

**£130,000**



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

**view this property online** [mannersandharrison.co.uk/Property/BIL108668](http://mannersandharrison.co.uk/Property/BIL108668)



Property Ref:  
BIL108668 - 0004

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.

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.

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)