



Penton Court, Billingham, TS23 3UH

welcome to

Penton Court, Billingham

Offering superb potential, to put your own stamp on, is this nicely positioned, three bedroom link detached family home. Sitting at the head of a cul de sac, and boasting a driveway to the front, single garage and private rear garden.

Entrance Hall

Entered via composite door to front, spacious entrance hall, stair to first floor, wall heater, stairs to first floor, built in understair storage cupboard, double glazed windows to front and side, doors to lounge and kitchen.

Lounge

12' 5" x 13' 6" (3.78m x 4.11m)

Double glazed bow window to front, attractive fire surround with coal effect electric fire and French doors into:

Dining Room

8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed French doors to rear and serving hatch to:

Kitchen

10' 3" (Maximum) x 8' 4" (3.12m (Maximum) x 2.54m)

Double glazed window to rear, laminate floor, part tiled walls, wall and base units with rolled edge working surfaces, stainless steel sink/drainer with mixer tap, built in electric over, gas hob, plumbing for washing machine and door to:

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)

Double glazed door to rear, double glazed window to rear, rolled edge working surfaces, space for fridge/freezer and personnel door into garage.

Landing

Double glazed window to side, loft access and built in storage cupboard housing the hot water tank.

Bedroom 1

12' 1" (Maximum inc alcove x 12' 6" (Maximum inc entrance) (3.68m (Maximum inc alcove x 3.81m (Maximum inc entrance))

Double glazed window to front and fitted sliding wardrobes in alcove

Bedroom 2

12' 1" (Maximum inc entrance) x 10' 1" (3.68m (Maximum inc entrance) x 3.07m)

Double glazed window to rear.

Bedroom 3

8' 3" (Maximum) x 8' 1" (Maximum) (2.51m (Maximum) x 2.46m (Maximum))

Double glazed window to front and restricted floor space due to bulkhead.

Bathroom

Double glazed window to rear, walk in shower with PVC panelling, wash hand basin with mixer tap on a vanity unit, low level low flush WC, wall mounted heater, chrome heated towel rail and spotlights.





Externally

Front Garden

Pebbled garden to front with flagstone driveway to single garage.

Rear Garden

Private and not overlooked, easy care, laid with artificial lawn, flag stone patio pathway, planted flowerbeds, outdoor tap, lighting and gated access to rear.

Garage

Remote control roller door to front, power, light and personnel door to rear.

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Penton Court, Billingham

- AMAZING POTENTIAL
- CUL DE SAC SETTING
- PRIVATE REAR GARDEN
- UTILITY ROOM
- GARAGE

Tenure: Freehold EPC Rating: E

£130,000



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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Property Ref:
BIL108730 - 0008

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