



**Imperial Road, Billingham, TS23 1DW**

welcome to

## Imperial Road, Billingham

- SOLD WITH TENANT IN SITU
- LARGE REAR GARDEN
- WELL PRESENTED
- TWO RECEPTION ROOMS
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

**£100,000**

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**Property Ref:**

BIL108790 - 0003

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### Entrance Hall

Entered via UPVC door to front, stairs to first floor and laminate flooring.

### Lounge

16' 4" x 11' 4" ( 4.98m x 3.45m )  
Double glazed patio door to rear, double glazed bow window to front, laminate floor, feature wood fire surround with gas fire and radiator.

### Dining Room

9' 10" x 10' 9" ( 3.00m x 3.28m )  
Archway to kitchen, double glazed window to front, laminate floor and radiator.

### Kitchen

14' 3" x 6' ( 4.34m x 1.83m )  
Wall and base units with roll top working surfaces, understair storage, sink/drainer with mixer tap, recess for appliances, door to rear and double glazed window to rear.

### Landing

Double glazed window to rear, loft access, and radiator

### Bedroom 1

11' 2" x 11' 6" (Maximum) ( 3.40m x 3.51m (Maximum) )  
Double glazed window to front, storage cupboard, and radiator

### Bedroom 2

11' 1" (Maximum) x 10' 9" ( 3.38m (Maximum) x 3.28m )  
Double glazed window to front, storage cupboard and radiator

### Bedroom 3

12' 2" x 7' 1" ( 3.71m x 2.16m )  
Wood flooring, radiator and double glazed window to rear.

### Bathroom

Panel bath with electric shower over, Low level low flush WC, wash hand basin with storage under, double glazed window to rear, radiator, vinyl flooring, combi boiler, and half wall cladding

### Externally

#### Front Garden

Off street parking, lawned area and mature trees and shrubs.

#### Rear Garden

Patio area and a large mature garden with plants and shrubs.



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**01642 555888**



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



**mannersandharrison.co.uk**