



**Falston Close, Billingham, TS23 2TG**

**welcome to**

## **Falston Close, Billingham**

A three bedroom detached family home, boasting some lovely features, such as wall panelling, brick fireplace and exposed brick to both the lounge and dining room, and decorative ceiling beams in the kitchen. Enjoying a lovely kerb appeal.

### **Entrance Hall**

Feature arch, double glazed door to front, double glazed window to side, radiator, door to lounge, laminate floor and stairs to first floor.

### **Lounge**

15' 4" (max) x 11' 6" (max) ( 4.67m (max) x 3.51m (max) )  
Double glazed window to front, radiator, feature brick fireplace with coal effect gas fire, feature arch to dining area and part panelled wall.

### **Dining Room**

10' 4" (max) x 7' 3" (max) ( 3.15m (max) x 2.21m (max) )  
Part panelled wall, radiator, double glazed window to rear and door to:

### **Kitchen**

14' 7" x 7' ( 4.45m x 2.13m )  
Wall and base units with rolled edge working surfaces, stainless steel sink/draining with mixer tap, electric oven and hob, plumbing for washing machine, plumbing for dishwasher, decorative ceiling beams, double glazed window to rear, fully tiled walls, built in understair storage cupboard, double glazed windows to rear/side and double glazed door to side.

### **Landing**

Double glazed window to side, loft access and built in understair storage

### **Bedroom 1**

14' 9" (max) x 9' 1" (max) ( 4.50m (max) x 2.77m (max) )  
Double glazed window to front and radiator.

### **Bedroom 2**

11' 4" (max) x 9' 1" (max) ( 3.45m (max) x 2.77m (max) )  
Double glazed window to rear and radiator.





### **Bedroom 3**

9' 6" (max) x 5' 6" (max) ( 2.90m (max) x 1.68m (max) )  
Double glazed window to front, radiator, wooden panelling to walls and ceiling.

### **Bathroom**

Double glazed window to rear, fully tiled walls, panelled ceiling, laminate floor, free standing bath with telephone style mixer tap, pedestal hand wash basin with mixer tap, low level low flush WC, spot lights and radiator.

### **Externally**

#### **Front Garden**

Open plan, attractive, decking area, patio area, planting, driveway leading through gate to further parkway and garage.

#### **Rear Garden**

Enclosed, decking area, patio area and single detached garage.

#### **Garage**

Window to side.



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welcome to

## Falston Close, Billingham

- DETACHED FAMILY HOME
- GREAT KERB APPEAL
- BEAUTIFULLY MAINTAINED
- MULTIPLE RECEPTION ROOMS
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C

**£160,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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