



**Gainsborough Crescent, Billingham, TS23 3GA**

**welcome to**

## **Gainsborough Crescent, Billingham**

A delightful four bedroom detached house with multiple reception rooms, en suite, downstairs WC and family bathroom.

##Invalid Field Name##

### **Entrance Hall**

Composite door, laminate flooring, radiator, stairs to first floor.

### **Cloakroom**

cladding to walls, wash hand basin, built in vanity, window to side, low level low flush W/C, chrome heated towel rail.

### **Lounge**

12' 5" (max) x 16' 4" (max) ( 3.78m (max) x 4.98m (max) )  
Feature fireplace with electric fire, carpet, radiator x2, Archway opening to dining area, window to front.

### **Dining Room**

11' 10" x 9' ( 3.61m x 2.74m )  
Radiator, carpets, sliding doors leading to sun room.

### **Sunroom**

Spot lights, electric radiator, wood effect vinyl, door to rear garden

### **Kitchen**

11' 11" x 11' 9" ( 3.63m x 3.58m )  
Grey high gloss wall and base units, roll top work surfaces, integrated induction hob and extractor, white sink with stainless steel mixer tap, integrated oven, microwave, 50/50 fridge freezer, breakfast bar, wood effect laminate, window to rear, under stairs storage cupboard with door to garage, radiator.

### **Utility Room**

6' x 6' ( 1.83m x 1.83m )  
Roll top work surface, space for appliances, window to rear, leading to side, radiator.





### **Landing**

Loft hatch, Storage cupboard, Housing water tank.

### **First Floor**

#### **Bedroom 1**

12' 7" (max) x 11' 6" (max) ( 3.84m (max) x 3.51m (max) )  
Fitted wardrobes, window to front, radiator, built in shelf with feature arch, Carpet.

#### **Ensuite**

Low level low flush W/C, pedestal wash hand basin, electric shower, radiator, vinyl flooring, window to front.

#### **Bedroom 2**

11' 8" (max) x 8' 1" (max) ( 3.56m (max) x 2.46m (max) )  
window to front, radiator, built in wardrobes, fitted shelf with feature arch, carpets,

#### **Bedroom 3**

11' 8" (max) x 8' 11" (max) ( 3.56m (max) x 2.72m (max) )  
Window to rear, radiator, carpets, fitted wardrobes.

#### **Bedroom 4**

8' 6" (max) x 7' 10" (max) ( 2.59m (max) x 2.39m (max) )  
Window to rear, radiator, carpets, fitted wardrobes.

#### **Bathroom**

P shaped bath, stainless steel mixer tap with shower head attachment, electric shower, folding shower panel, part tiled walls, low level low flush W/C wash hand basin with vinyl flooring, window to rear, chrome heated towel rail, built in vanity unit.



### **Externally**

#### **Front Garden**

Lawned area with mature shrubbery, double driveway, leading to integral garage.

#### **Rear Garden**

Side access to both sides, patio area, decked area, lawn and woodchip.

#### **Parking**

Double driveway



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## Gainsborough Crescent, Billingham

- SPACIOUS DETACHED FAMILY HOME
- LARGE LOUNGE
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- FOUR WELL PROPORTIONED BEDROOMS
- DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: C

**£250,000**



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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