









# welcome to

# Verbena Drive, Billingham

This beautifully presented three-bedroom end-terrace home is a fantastic opportunity for first-time buyers. Externally, the home benefits from a driveway, garage and a landscaped rear garden with an artificial lawn and a decked seating area.

#### **Entrance Hall**

Entered via wooden double glaze door with frosted double glazed top panel, laminate floor, radiator, stairs to first floor, door to reception, door to kitchen, access to downstairs WC.

#### **Downstairs Wc**

Low level low flush WC, corner mounted wash hand basin, splashbacks, radiator, extractor fan, consumer unit for electricity.

#### Kitchen

14' 3" (max) x 8' (max) ( 4.34m (max) x 2.44m (max) ) UPVC double glaze window to front, range of wooden wall and base units with contrasting laminate working surfaces, dual electric oven, stainless steel extract canopy, stainless steel splashback, tiled splashback around 1 1/2 ceramic sink with draining board and mixer tap, plumbing for washing Maxine, dishwasher, breakfast area, space for dining table, space for single door fridge freezer.

## **Reception Room**

13' 2" (max) x 14' 11" (max) ( 4.01m (max) x 4.55m (max) ) UPVC double glazed French door to the rear, UPVC double glazed window, media wall with integrated electric fire, storage, TV integrated, wood panelling.

## First Floor Landing

Loft hatch access, storage cupboard.

## **Bedroom 1**

10' 5" (max) x 10' 9" (max) ( 3.17m (max) x 3.28m (max) ) Built in wardrobe, built in cupboard, two UPVC double glazed windows to rear, radiator, panelling on one wall, access to en-suite.

laminate flooring, vanity unit wash hand base, low level low flush wc, radiator, cladded walls, cladded ceiling, built in jet shower unit with hand held shower, two extract fans, UPVC double glazed window to rear.

#### **Bedroom 2**

7' 7" x 9' 11" ( 2.31m x 3.02m ) UPVC double glazed window to front, radiator, laminate flooring.

#### **Bedroom 3**

 $6' 8" \times 7' (2.03m \times 2.13m)$  UPVC double glazed window to front, radiator.

# **Family Bathroom**

Laminate flooring, three piece bathroom suite, white panel bath with mixer taps, half tiled walls, pedestal wall mounted wash hand basin, low level low flush WC, UPVC double glazed window to side, radiator, extractor fan.

# **Externally Front Garden**

Tarmac driveway leading to garage with up and over door, paved footpath leading to property, gravel borders.

#### **Rear Garden**

Grey porcelain footpath around with charcoal edging, decked seating area, fencing, artificial lawn.





#### **En-Suite**









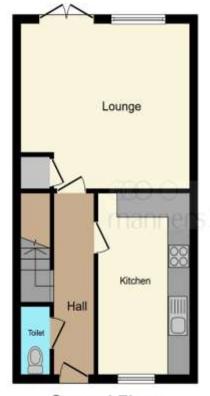
## welcome to

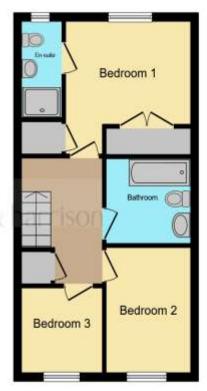
# Verbena Drive, Billingham

- BEAUTIFULLY PRESENTED
- IDEAL FIRST TIME BUYER OPPORTUNITY
- LANDSCAPED REAR GARDEN
- DRIVEWAY AND GARAGE
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: C

£160,000





**Ground Floor** 

First Floor

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.focalegent.com

# view this property online mannersandharrison.co.uk/Property/BIL108984



Property Ref: BIL108984 - 0005 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.





01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk

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.