



Verbena Drive, Billingham TS23 2EY

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.

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" x 7' (2.03m x 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.





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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



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

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