



**Imperial Road, Billingham TS23 1DW**

**welcome to**

## **Imperial Road, Billingham**

A charming three/four bedroom end terraced family home which has been upgraded to a high specification throughout, situated on the popular Imperial Road in Old Billingham.

### **Entrance Hall**

#### **Lounge**

16' x 11' ( 4.88m x 3.35m )

UPVC double glazed window to rear, gas fire, solid oak flooring, radiator.

### **Kitchen**

16' x 10' 1" ( 4.88m x 3.07m )

Wren fully fitted kitchen with Neff/Bosch appliances, includes a range of wall and base units and complimenting working surfaces, integrated fridge/freezer, combination microwave, oven with slide and hide door, washing machine and dishwasher, electric hob with extractor fan, window to front, radiator.

### **Bedroom 1**

14' x 11' ( 4.27m x 3.35m )

UPVC door to rear, radiator, loft access.

### **Shower Room**

Shower, close coupled with soft close lid WC, wash hand basin, towel rail, spotlighting.

### **First Floor**

#### **Landing**

Window to rear, boiler.

### **Bedroom 2**

10' 1" x 11' ( 3.07m x 3.35m )

Window to front, radiator.

### **Bedroom 3**

8' x 7' 1" ( 2.44m x 2.16m )

Window to front, radiator.

### **Bedroom 4**

8' x 7' 1" ( 2.44m x 2.16m )

Window to rear, radiator.

### **Bathroom**

Walk in shower, close coupled with soft close lid WC, wash hand basin, spotlighting, extractor fan, window to rear.



## Externally

### Front Garden

Ample off street parking.

### Rear Garden

Split level, mature planting.



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welcome to

## Imperial Road, Billingham

- CHARMING PROPERTY
- HIGH SPECIFICATION
- POPULAR LOCATION
- IDEAL FOR FAMILIES
- AMPLE PARKING

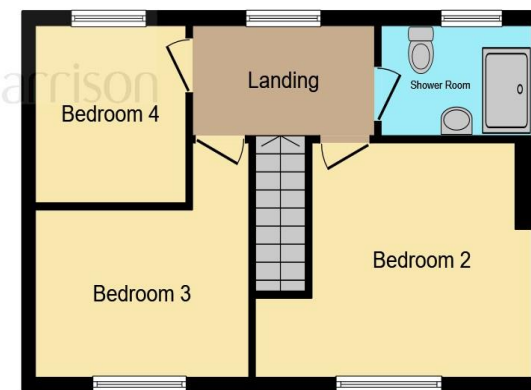
Tenure: Freehold EPC Rating: E

offers over

**£150,000**



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.focalagent.com](http://www.focalagent.com)

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