



**Swaledale Crescent, Billingham, TS23 1NR**

**welcome to**

## **Swaledale Crescent, Billingham**

This well-presented and thoughtfully designed three-bedroom end-of-terrace family home offers a perfect blend of comfort and convenience

### **Entrance Hall**

Double glazed composite door to side, radiator, laminate flooring, stairs to first floor, doors to lounge and kitchen.

### **Lounge**

16' 6" (max) x 10' 5" ( 5.03m (max) x 3.17m )  
Double glazed window to front and side, radiator, wall lights, built in under stairs storage cupboard, wall mounted gas fire, coved cornicing.

### **Kitchen Area**

12' 9" x 7' (max inc arch) ( 3.89m x 2.13m (max inc arch) )  
Range of wall and base units with contrasting working surfaces, resin sink and draining board with stainless steel mixer tap, space for cooker with extractor over, plumbing for dishwasher and washing machine, integrated fridge/freezer, double glazed window to side, tiled flooring, part tiled walls, coved cornicing, open to dining area.

### **Dining Area**

13' 7" x 9' 5" ( 4.14m x 2.87m )  
Wall mounted electric fire, coved cornicing, TV point, double glazed french doors to rear.

### **Landing**

Loft access, radiator.

### **Bedroom 1**

10' 5" (max) x 13' 4" (not inc recess or robes) ( 3.17m (max) x 4.06m (not inc recess or robes) )  
Double glazed window to front, radiator, fitted robes and over bed storage, spotlights and coved cornicing.

### **Bedroom 2**

10' 11" x 8' 3" ( 3.33m x 2.51m )  
Double glazed window to rear, radiator, coved

cornicing.

### **Bedroom 3**

11' (max) x 7' 9" (max) ( 3.35m (max) x 2.36m (max) )  
Double glazed window to rear, radiator, spotlights, wall mounted baxi combi boiler.

### **Bathroom**

Panel bath, pedestal wash hand basin with mixer tap, low level low flush WC, double size shower, spotlights, extractor fan, coved cornicing, two double glazed windows to rear, modern wall tiling/panelling, chrome heated towel rail..







## Externally

### Front Garden

Block paved frontage providing off street parking for 2 cars, shared access driveway leading to gated access for the enclosed rear garden.

### Rear Garden

Enclosed garden, lad to a mix of decking, patio and artificial lawn, hardstand leading to the garage, green house, outside tap with Belfast style sink.

### Garage

Power and lighting, personnel door to side, ideal storage.



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## **Swaledale Crescent, Billingham**

- FAMILY HOME
- AMAZING FIRST TIME BUY
- THREE-BEDROOMS
- GREENHOUSE
- GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£140,000**



**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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**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23  
2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)