



**Roseberry Road, Billingham TS23 2SD**

**welcome to**

## **Roseberry Road, Billingham**

Conveniently located near shops, schools, bus routes, and the town centre, this spacious, three bedroom, end of terrace home offers a fantastic blend of comfort and practicality

### **Entrnace Porch**

Double glazed french doors to front, tiled flooring, hardwood door to entrance hall.

### **Entrance Hall**

Radiator, stairs to first floor, wall panelling, picture rail, built in under stairs storage cupboard, laminate flooring, doors to dining room and lounge.

### **Dining Room**

11' 7" x 9' 11" (not inc bay) ( 3.53m x 3.02m (not inc bay) )  
Double glazed bay window to front, sliding doors to lounge, coved cornicing, radiator.

### **Lounge**

12' 6" (not inc bay) x 11' 2" (max) ( 3.81m (not inc bay) x 3.40m (max) )  
Double glazed bay window to rear, coved cornicing, radiator, feature coal effect fire and marble effect inset and heath.

### **Study**

9' 4" (max) x 6' (max) ( 2.84m (max) x 1.83m (max) )  
Double glazed window to side, radiator, doors to WC and kitchen.

### **Downstairs Wc**

Low level low flush WC, wash hand basin with mixer tap on vanity unit, window to side, panelled walls and ceiling.

### **Kitchen**

11' 4" (max) x 8' 9" ( 3.45m (max) x 2.67m )  
Gloss wall and base units with complimentary working surfaces, tiled splashback and surround, stainless steel sink and draining board, space for cooker, space for fridge/freezer, plumbing for washing machine, double glazed window to side and rear, double glazed door to rear.

### **Landing**

Double glazed window to side, ceiling rose, loft access.

### **Bedroom 1**

14' 4" (max into bay) x 10' 8" (not inc robes) ( 4.37m (max into bay) x 3.25m (not inc robes) )  
Double glazed bay window to front, coved cornicing, radiator, four door flitted wardrobes.

### **Bedroom 2**

11' 5" x 9' 5" (not inc recess/robes) ( 3.48m x 2.87m (not inc recess/robes) )  
Double glazed window to rear, radiator, built in two door wardrobe, coved cornicing.

### **Bedroom 3**

8' 1" x 6' 8" ( 2.46m x 2.03m )  
Double glazed window to front, radiator, coved cornicing, laminate flooring.

### **Shower Room/Wc**

Walk in shower, low level low flush WC and wash hand basin with mixer tap vanity unit, double glazed window to side, chrome heated towel rail, panelled wall and ceiling, spotlights.







## Externally

### Front Garden

Enclosed, stone chipped garden to front with driveway.

### Rear Garden

Attractive resin bonded rear garden making ease of care with decked garden, large wooden summer house/workshop.



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## Roseberry Road, Billingham

- CONVENIENT LOCATION
- THREE BEDROOMS
- STUDY
- THREE BEDROOMS
- FRONT&REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

guide price

**£165,000**



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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Property Ref:

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