



**Bingfield Court, Billingham, TS23 3UX**

**welcome to**

## **Bingfield Court, Billingham**

This stunning three-bedroom semi-detached property offers stylish, spacious living in a sought-after location.

### **Entrance Hall**

Wood effect flooring, under stairs storage cupboard, UPVC double glazed door to front.

### **Lounge/Diner**

12' 3" x 22' 8" ( 3.73m x 6.91m )

Bow window to front, radiator, french doors to rear, wood effect flooring.

### **Reception Room 3**

7' 1" x 11' 3" ( 2.16m x 3.43m )

Snug/second living room, accessed via utility, carpet.

### **Utility Room**

7' 8" x 6' 11" ( 2.34m x 2.11m )

UPVC door to rear, double glazed window to rear, modern radiator, worktops and sapce for appliances, door leading to snug.

### **Kitchen**

8' 3" x 9' 5" ( 2.51m x 2.87m )

White gloss wall an base units with contrasting working surfaces, sink and drainer with mixer tap, induction hob, integrated oven/grill, built in microwave, tile affect flooring, double glazed window to rear, modern radiator.

### **Landing**

Loft hatch access, storage cupboard,

### **Bedroom 1**

11' 8" x 11' 2" ( 3.56m x 3.40m )

Double glazed bow window to front, carpet, radiator, White gloss fitted wardrobes.

### **Bedroom 2**

10' 1" x 11' 7" ( 3.07m x 3.53m )

Double glazed window rear, carpet, radiator.

### **Bedroom 3**

8' 3" x 8' ( 2.51m x 2.44m )

Double glazed bow window to front, carpet, radiator, storage cupboard.

### **Bathroom**

P shaped bath with waterfall shower, fully tiled walls and flooring, pedestal wash hand basin with mixer tap, low level low flush WC, chrome heated towel rail, double glazed window to rear.





### **Front Garden**

Low maintenance gravel with driveway.

### **Rear Garden**

Artificial lawn, railway sleeper borders, decking area.

### **Garage**

Garage partly for storage/converted to additional room.



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## **Bingfield Court, Billingham**

- AMAZING FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£185,000**



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