


property details **approval form**

85 Corfe Crescent, Billingham, Cleveland, England, TS23 2DH

Date: 12 August 2025

Property Ref and Version: BIL109347 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£130,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOM SEMI DETACHED HOUSE
- > CLOSE TO LOCAL AMENITIES
- > FITTED KITCHEN
- > MODERN SHOWER ROOM
- > DRIVEWAY
- > EPC Rating: D

>> **short description**

Three bedroom semi detached house close to local amenities and bus routes, To the rear is a low maintenance garden mainly laid to lawn with paving area also.

>> **long description**

Three bedroom semi detached house close to local amenities and bus routes. In brief the accommodation comprises of; Welcoming entrance hall with stairs the first floor and handy understairs storage. Spacious lounge with feature fireplace housing a gas fire. Dining room with archway leading through into the spacious kitchen with a range of wall and base units and space for appliances. To the first floor are three bedrooms with one benefiting from fitted wardrobes, Completing the layout is a modern shower room with double corner shower cubicle and white two-piece suite. Externally is a laid to lawn garden to the front with off street parking to the side. To the rear is a low maintenance garden mainly laid to lawn with paving area also.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

UPVC double glazed door to front.

Entrance Hall

Stairs to first floor, carpet, under stairs storage cupboard.

Lounge

14' 7" x 12' 4" (4.45m x 3.76m)

Double glazed window to front, radiator, feature fireplace with gas fire, carpet

Dining Room

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to rear, carpet, radiator, archway leading to kitchen.

Kitchen

13' 1" x 9' 4" (3.99m x 2.84m)

Range of wall and base units, wall unit housing boiler, integrated oven/grill, gas hob, space for fridge/freezer, radiator, double glazed window to side and rear, door to outerhouse.

Outerhouse

5' 4" x 3' (1.63m x 0.91m)

Pantry, double glazed window to rear, UPVC door to side.

Landing

Double glazed window to side, carpet, loft hatch access, storage cupboard housing water tank.

Bedroom 1

10' 7" x 15' 1" (3.23m x 4.60m)

Double glazed window to front, radiator, carpet.

Bedroom 2

8' 9" x 15' 2" (2.67m x 4.62m)

Double glazed window to rear, radiator, carpet, two built in wardrobes.

Bedroom 3

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to front, radiator, carpets, large storage cupboard.

Bathroom

Double glazed window to rear, chrome heated towel rail, sink with mixer tap, low level low flush WC, corner shower cubicle, part tiled walls.

Externally

Your Manners & Harrison office: 2 Town Square, BILLINGHAM, Cleveland, TS23 2LY

T 01642 555888 **E** Billingham@mannersandharrison.co.uk

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>> room description

Front Garden

Laid to lawn with driveway.

Rear Garden

Laid to lawn, patio area, shed.

Parking

Driveway.

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>> **property images**



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.floorplan.com

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>> floor plan

>> approval

	Signature	Date
Michelle Patrick		
Emma Sandu The New Homes Group		