



Warwick Crescent, Billingham TS23 4AL

welcome to

Warwick Crescent, Billingham

Situated on an impressive corner plot, this spacious three-bedroom end-of-terrace family home offers excellent potential for improvement and personalisation.

Entrance Hall

Double glazed door to front, radiator, stairs to first floor, door to lounge,

Lounge

13' 2" (not inc bay) x 12' 6" (max) (4.01m (not inc bay) x 3.81m (max))
Double glazed bay window to front, wall mounted gas fire, radiator, coved cornicing, TV point, door to dining room.

Dining Room

13' 7" x 10' 2" (4.14m x 3.10m)
Double glazed window to rear, radiator, two built in storage cupboards, archway to kitchen.

Kitchen

13' 6" x 8' 5" (4.11m x 2.57m)
Fitted kitchen with a range of wall and base units with complimentary working surfaces, tiled splashback, sink and draining board with mixer tap, space for cooker, plumbing for washing machine, space for fridge, wall mounted Worcester combi boiler in wall unit, double glazed window to side, door to rear lobby, laminate flooring.

Rear Lobby

Double glazed door to side, door to WC.

Downstairs Wc

Low level low flush WC, fully tiled walls, double glazed window to side.

Landing

Loft access.

Bedroom 1

12' 4" (max) x 10' 3" (max inc fitted robes) (3.76m (max) x 3.12m (max inc fitted robes))

Fitted wardrobes and over bed storage, radiator, double glazed window to front.

Bedroom 2

10' 3" (max) x 8' (to front of robes) (3.12m (max) x 2.44m (to front of robes))
Double glazed window to rear, radiator, fitted wardrobes with over bed storage.

Bedroom 3

6' 1" (max) x 7' 8" (max inc robes) (1.85m (max) x 2.34m (max inc robes))
Double glazed window to front, fitted wardrobes.

Shower Room/Wc

Corner shower unit, wash hand basin with mixer tap on vanity unit, low level low flush WC, double glazed window to rear, fully tiled walls and floors, spotlights, extractor fan, chrome heated towel rail.

Externally

Generous front and side gardens, mainly laid to lawn, with well stocked borders. Gated access to off street parking.





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Warwick Crescent, Billingham

- CORNER PLOT
- NO FORWARD CHAIN
- THREE BEDROOMS
- FRONT&REAR GARDENS
- OFF-STREET PARKING

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

£115,000



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

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