



Falston Close, Billingham TS23 2TG

welcome to

Falston Close, Billingham

Tucked away in a quiet cul-de-sac, this four bedroom, detached family home offers well presented and spacious accommodation throughout, perfectly suited to family life!

Entrance Hall

Double glazed door to front, laminate flooring, coved cornicing, doors to the lounge and dining room, stairs to first floor.

Lounge

21' 6" x 10' 11" (max) (6.55m x 3.33m (max))

Double glazed bow window to front, double glazed french doors to rear, wall mounted fire with attractive surround, coved cornicing, two radiators,

Dining Room

12' x 9' 9" (3.66m x 2.97m)

Double glazed window to front, coved cornicing, radiator, understairs storage cupboard.

Kitchen

15' 2" x 9' 8" (4.62m x 2.95m)

White fitted kitchen, wall and base units with contrasting working surfaces, 1. 1/2 sink and draining board with mixer tap, part tiled walls, built in electric oven with hob and canopy extractor over, plumbing for washing machine, integrated fridge/freezer, arch window to side, double glazed window to rear, radiator, laminate flooring, radiator, space for breakfast table.

Rear Lobby

Doors to lounge, kitchen, WC, double glazed door to side, laminate flooring, radiator.

Downstairs Wc

Low level low flush WC, corner wash hand basin, tiled splashback, radiator.

Landing

Radiator, loft access.

Bedroom 1

12' 1" x 11' 2" (not inc recess) (3.68m x 3.40m (not inc recess))

Double glazed window to front, radiator.

Bedroom 2

12' 2" (max) x 10' 11" (max inc recess) (3.71m (max) x 3.33m (max inc recess))

Fitted wardrobes and over bed storage, built in overstairs storage cupboard, double glazed window to front, radiator.

Bedroom 3

9' 2" (max) x 8' 10" (2.79m (max) x 2.69m)

Double glazed window to rear, radiator.

Bedroom 4

9' 3" x 7' 8" (max) (2.82m x 2.34m (max))

Double glazed window to rear, radiator.

Bathroom

Shell design suite comprising of a panel bath with shower over, pedestal wash hand basin, low level low flush WC, 1/2 height tiled walls, radiator, double glazed window to rear, spotlights, extractor fan.

Front Garden

Open plan lawn with mature planting, flagstone driveway leading through gated access to further driveway with carport over, leading to the garage, open to the rear garden.

Rear Garden

Enjoying a great level of privacy, laid to patio with raised lawn and fenced borders, outside tap, south facing.





Garage

Roller door to front, two double glazed windows to side, power and lighting.



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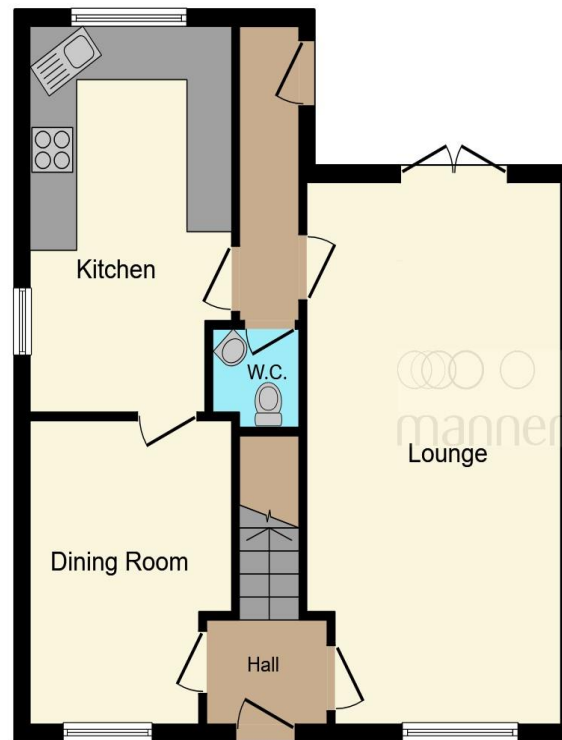
Falston Close, Billingham

- CUL-DE-SAC LOCATION
- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY & GOOD SIZED GARAGE

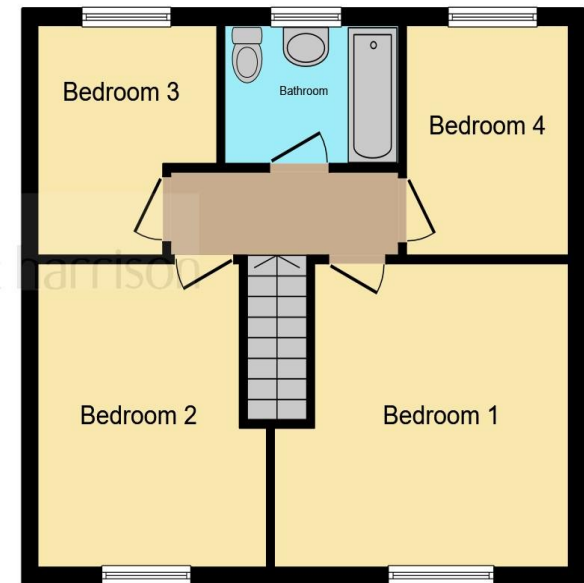
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



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

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01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



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