



Hatfield Road, Billingham TS23 3AL

welcome to

Hatfield Road, Billingham

- BURSTING WITH POTENTIAL
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES
- FRONT & REAR GARDENS
- OFF STREET PARKING TO SIDE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£80,000

Please Note

That any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

Entrance Hall

Stairs to first floor, double glazed window to front.

Lounge

22' 1" x 13' (6.73m x 3.96m)
Double glazed window to rear, french doors to rear, wood effect flooring, feature fireplace with electric fire, radiator.

Kitchen

11' 5" x 13' 8" (3.48m x 4.17m)
Double glazed window to front, range of wall and base units, stainless steel sink with drainer and mixer tap, breakfast bar, space for appliances, tiled floor.

First Floor Landing

Loft hatch, storage cupboard.

Bedroom 1

10' 8" x 14' (3.25m x 4.27m)
Double glazed window to front, radiator, carpet.

Bedroom 2

9' 5" x 14' 8" (2.87m x 4.47m)
Double glazed window to rear, radiator, carpet.

Bedroom 3

7' 9" x 7' 8" (2.36m x 2.34m)
Double glazed window to front, wood effect flooring, storage cupboard.

Bathroom

Low level WC, vanity unit with sink, bath with shower over, glass shower panel, chrome heated towel rail, double glazed window to rear.

Externally

Front Garden

Mainly laid to lawn, paved area to front.

Rear Garden

Mainly laid to lawn.



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Property Ref:

BIL109339 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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