



Sandy Lane, Billingham TS22 5DR

welcome to

Sandy Lane, Billingham

Mature borders provide a high level of privacy, making it a relaxing space to enjoy all year round. If you are searching for a property with scope to redesign and personalise to your taste, this is a rare opportunity not to be missed. Early enquiries are highly recommended. No onward chain!

Entrance Hall

Double glazed door to front, stairs to first floor, radiator, picture rail. laminate flooring, doors to the lounge, dining room and WC.

Cloakroom

Double glazed window to front, low level WC, wash hand basin, chrome heated towel rail, 1/2 height tiled walls, laminate flooring.

Lounge

14' 5" x 12' (4.39m x 3.66m)

Double glazed bow window to front, coving, ceiling rose, feature brick work, radiator, bi-folding doors into:-

Dining Room

18' 5" x 8' 10" to front of arch (5.61m x 2.69m to front of arch)

Double glazed window to side, 2 archways to family area, feature brickwork, radiator.

Family Room

12' 10" maximum x 18' 3" (3.91m maximum x 5.56m)

Double glazed window and sliding doors to rear, wooden flooring, flooded with natural light, coal effect electric fire and attractive surround.

Kitchen / Diner

27' maximum x 9' 8" maximum (8.23m maximum x 2.95m maximum)

Range of wall and base units with roll edged worktops plus tiled splashback and surround, 1 1/2 white sink drainer unit with stainless steel mixer tap, space for cooker, plumbing for washing machine and dish washer, space for fridge freezer, radiator, laminate flooring, two double glazed windows to side, double glazed window to rear, double glazed door to side, spotlights, space for dining table, (appliances can be left if desired).

First Floor Landing

Loft access (fully boarded with window, power points and lighting).

Bedroom 1

16' 1" maximum x 11' 8" maximum including wardrobes (4.90m maximum x 3.56m maximum including wardrobes)

Fitted wardrobes, over bed cabinets, bedside cabinets and dressing table, double glazed window to front, radiator.

Bedroom 2

14' 2" x 8' 6" (4.32m x 2.59m)

Double glazed window to front, built in storage cupboard, radiator.

Bedroom 3

12' 2" maximum x 9' 11" not including wardrobes (3.71m maximum x 3.02m not including wardrobes)

3 door sliding mirror wardrobes fitted in alcove, double glazed window to rear, radiator.

Bedroom 4

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to rear, radiator.

Bathroom

Panel bath with shower over and glass screen, low level WC, bidet, pedestal wash hand basin, fully tiled walls, radiator, double glazed window to rear.

Externally

Front Garden

Walled garden to front with shaped stone chipped area, block paved driveway, through gated access to further block paved driveway to rear garden.





Rear Garden

Generously sized, enjoying a great level of privacy, laid to lawn and patio with feature circular patio, outdoor security light, garden shed, greenhouse.

Garage

Double glazed window and personnel door to side, power, floor mounted boiler. Power supply.



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Sandy Lane, Billingham

- POPULAR LOCATION
- GARAGE
- 2 DRIVEWAYS
- DOWNSTAIRS CLOAKROOM
- DELIGHTFUL REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£300,000



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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Property Ref:

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