



Lambton Road, Billingham TS23 3JG

welcome to

Lambton Road, Billingham

A spacious and well presented, three bedroom, semi-detached family home with two garages and ample off-road parking. This attractive home offers generous living accommodation throughout and is ideal for family life.

Entrance Hall

Double glazed door and window to front, stairs to first floor, built in understairs storage cupboard, radiator, doors to lounge and kitchen/diner.

Lounge

16' 10" maximum x 13' 4" maximum (5.13m maximum x 4.06m maximum)
Double glazed window to front, double glazed patio to rear, electric fire and surround, 2 radiators, TV point, coving, wall lights.

Kitchen / Diner

17' 8" maximum x 13' 3" maximum (5.38m maximum x 4.04m maximum)
Fitted kitchen, with a range of wall and base units with roll edge worktops and tiled splashback, built in electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor, space for dining table, coving, double glazed window to front and rear, double glazed door to rear.

First Floor Landing

Loft access, 2 built in storage cupboards - 1 housing Worcester combination boiler.

Bedroom 1

9' 9" not including entrance x 13' 1" not including recess (2.97m not including entrance x 3.99m not including recess)
Double glazed window to front, built in storage cupboard, coving, radiator.

Bedroom 2

11' 2" x 10' 1" (3.40m x 3.07m)
Maximum measurements including 3 door fitted sliding wardrobes, built in storage cupboard, radiator, double glazed window to front.

Bedroom 3

9' 10" x 9' 7" (3.00m x 2.92m)
Double glazed window to rear, coving, radiator.

Bathroom

Panel bath with shower over and glass screen, pedestal wash hand basin, tiled walls, panelled ceiling, double glazed window to side, radiator.

Separate W C

Low level WC, tiled walls, panelled ceiling, double glazed window to side.

Externally

Front Garden

Enclosed garden, easily maintained, laid to attractive pebbles, double width driveway leading to garage and workshop.

Rear Garden

Enclosed, good level of privacy, easily maintained, laid to paved patio, raised flower beds, pebbled borders.

Garage

Larger than average in size with up and over to front, Power and lighting, .

Workshop

Up and over door to front, power and lighting.





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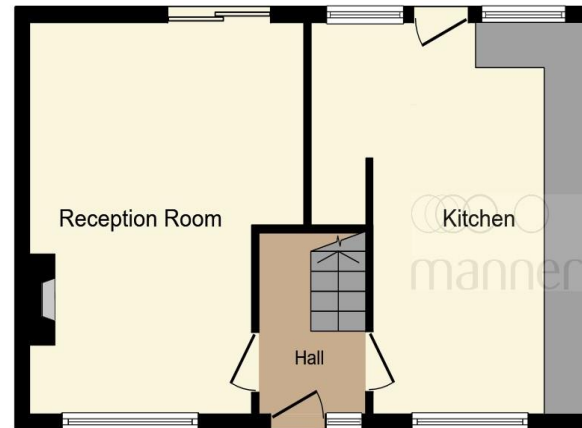
Lambton Road, Billingham

- SPACIOUS
- LARGER THAN AVERAGE GARAGE
- WORKSHOP
- WELL PRESENTED
- ATTRACTIVE

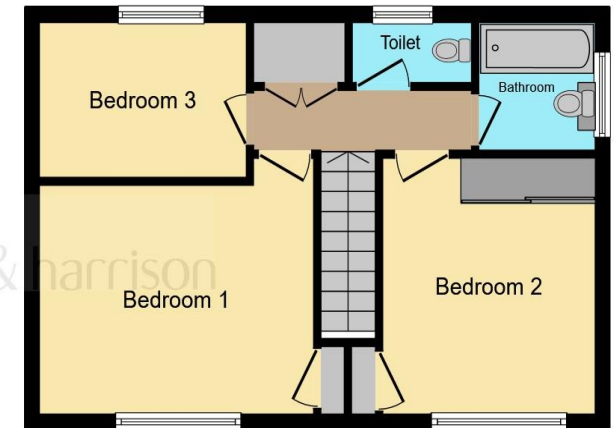
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£125,000



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:
BIL109369 - 0004

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