



**Bingfield Court, Billingham, TS23 3UX**



**welcome to**

## **Bingfield Court, Billingham**

Tucked away in a pleasant cul-de-sac position is this well-presented three-bedroom link-detached family home.

### **Entrance Hall**

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

### **Lounge/Diner**

22' 10" (max) x 12' 2" (max) ( 6.96m (max) x 3.71m (max) )  
Double glazed bow window to front, double glazed patio doors to rear, two radiators, vinyl flooring.

### **Kitchen**

18' 3" (max) x 8' 2" (max) ( 5.56m (max) x 2.49m (max) )  
Modern fitted kitchen, wall and base units with complimentary working surfaces, 1 1/2 stainless steel sink and draining board with mixer tap, tiled splashbacks and surround, built in electric oven, hob and microwave, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, two double glazed windows to rear, double glazed door to rear, radiator, vinyl flooring, spotlights, built in under stairs storage cupboard.

### **Landing**

Double glazed window to side, built in storage cupboard, loft access.

### **Bedroom 1**

11' 10" (max inc entrance) x 12' 5" (max inc robes) ( 3.61m (max inc entrance) x 3.78m (max inc robes) )  
Double glazed window to front, radiator, fitted wardrobes to one wall, TV point.

### **Bedroom 2**

11' 11" (max inc entrance) x 9' 11" ( 3.63m (max inc entrance) x 3.02m )  
Double glazed window to rear, radiator.

### **Bedroom 3**

8' 5" x 7' 11" ( 2.57m x 2.41m )

Restricted floor space due to bulkhead, double glazed window to front, radiator.

### **Bathroom**

P shaped bath and mixer tap with over head shower and glass screen, wash hand basin, low level low flush WC, shaving point, chrome heated towel rail, spotlights, extractor fan, double glazed window to rear, vinyl flooring, part tiled walls.





### **Front Garden**

Open plan lawn to front, driveway leading to single garage, gated access to rear garden.

### **Rear Garden**

Enclosed, not overlooked to the rear, backing onto common green, laid to a mix of lawn and decking with pergola over, pebbled and planted borders, outside tap.

### **Garage**

Up and over door to front, power and lighting.



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## **Bingfield Court, Billingham**

- CUL-DE-SAC LOCATION
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- DRIVEWAY
- GARAGE

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

**£180,000**



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