



**Brandon Close, Billingham, TS23 2TH**

**welcome to**

## **Brandon Close, Billingham**

Pleasantly situated within a quiet cul-de-sac and ideally located for access to local shops, amenities, and bus routes, this two-bedroom semi-detached home offers easy living and will appeal to a wide range of buyers, including young professionals, first-time buyers, downsizers, and small families

### **Entrance Hall**

Double glazed door to the side, laminate flooring, Built in Storage Cupboard. Doors to the lounge and kitchen

on a vanity unit. Low level, low flush wc. Wall panelling, vinyl flooring, built in over stairs storage cupboard, radiator, spot lights, extractor fan and loft access.

### **Lounge**

18' 5" max including stairs x 11' 11" ( 5.61m max including stairs x 3.63m )

Double glazed bow window to the front, laminate flooring, TV Point, coving, space for a small dining table. Stairs to the first floor.

### **Kitchen**

11' 10" x 9' 8" max ( 3.61m x 2.95m max )

Modern fitted kitchen, with a range of grey wall and base units, with contrasting working surfaces. and part tiled walls. Sink, draining board and mixer tap, built in electric oven, microwave and hob with extractor over. Plumbing for a washing machine and dishwasher and space for a fridge freezer. Wall mounted Worcester combi boiler housed in a wall unit. Laminate flooring. Double glazed window and door to the rear.

### **Landing**

Double glazed window to the side

### **Bedroom 1**

11' 11" x 10' 4" ( 3.63m x 3.15m )

Radiator, spot lights and double glazed window to the front

### **Bedroom 2**

11' 11" x 9' 1" ( 3.63m x 2.77m )

Radiator. Double glazed window to the rear.

### **Bathroom/Wc**

Panel bath with mixer tap and overhead shower with glass shower screen. Wash hand basin and mixer tap







## Externally

### Front And Side

Open plan lawn to the front and side. Driveway leading to a single garage.

### Rear Garden

Enclosed and easily maintained, laid to a mix of lawn, decking, and decorative stone chippings.

### Garage

Up and over door to the front, personnel door to the side, power and lighting



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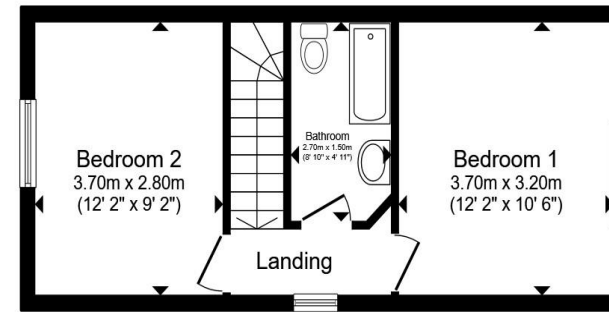
## Brandon Close, Billingham

- TWO BEDROOMS
- CUL DE SAC LOCATION
- MODERN KITCHEN AND BATHROOM
- FRONT, SIDE AND REAR GARDENS
- DRIVEWAY & GARAGE

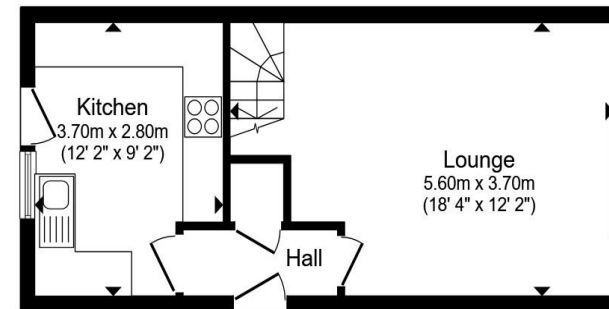
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£150,000**



**First Floor**



**Ground Floor**

Total floor area 63.6 m<sup>2</sup> (685 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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