



**Braemar Road, Billingham TS23 2AL**

**welcome to**

## **Braemar Road, Billingham**

This gorgeous three-bedroom terraced home blends modern style with effortless comfort, creating a space you can simply move straight into.

### **Entrance Hall**

Double glazed door to front stairs leading to the first floor, built in understair storage cupboard. Internal doors leading to the lounge and kitchen/diner, Laminate flooring and radiator

### **Lounge**

Double glazed bow window to front and double glazed window to rear. Coal effect gas fire with attractive surround. Feature coving. Ample space for a dining table. Laminate flooring and radiator.

### **Kitchen/Diner**

Modern fitted kitchen with a range of wall and base units and contrasting worktops. Matching upstand and part tiled walls. Black sink with drainer and mixer tap. Built in electric oven and hob with extractor over. Plumbing for washing machine and integrated dishwasher. Doubled glazed windows to the front and rear and double glazed rear door. Spotlights and undercounter lighting. Laminate flooring, Radiator.

### **Landing**

Built in storage cupboard, radiator.

### **Bedroom 1**

Double glazed window to front. Two door fitted robes in alcove. Radiator, Carpet, loft access

### **Bedroom 2**

Double glazed window to front. Feature coving. Laminate flooring and Radiator

### **Bedroom 3**

Double glazed window to rear, feature coving. Spotlights, Laminate flooring and Radiator

### **Bathroom**

Panelled bath with central mixer tap and over head shower. Pedestal wash hand basin with mixer tap. Fully tiled walls and floor. Double glazed window to rear. Spotlights and chrome heated towel rail.

### **W/C**

Part panelled walls and ceiling, Corner wash hand basin and double glazed window to side.

### **Externally**

Enclosed rear garden with gated access looking out onto field with well kept lawn and patio areas. Garden shed and well stocked mature borders







***view this property online*** [mannersandharrison.co.uk/Property/BIL109468](https://mannersandharrison.co.uk/Property/BIL109468)



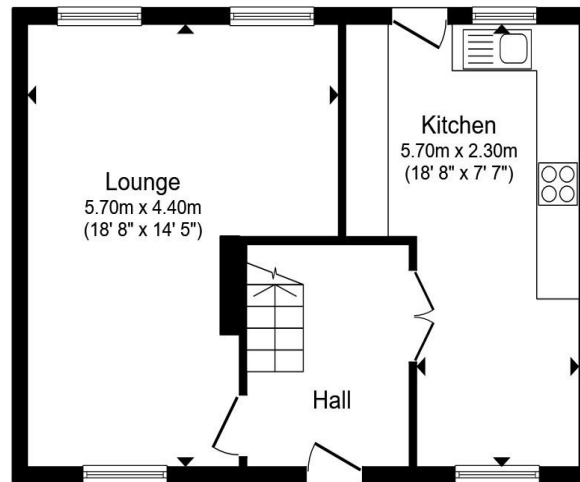
welcome to

## Braemar Road, Billingham

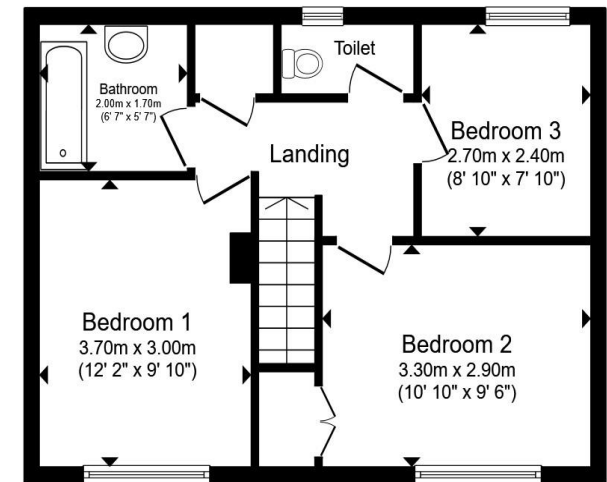
- THREE BEDROOMS
- MODERN FIXTURES
- FRONT & REAR GARDENS
- ADDITIONAL PARKING TO REAR
- CLOSE TO LOCAL AMENITIES

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

**£125,000**



**Ground Floor**



**First Floor**

Total floor area 88.9 m<sup>2</sup> (957 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)

**manners  
& harrison**

**view this property online** [mannersandharrison.co.uk/Property/BIL109468](http://mannersandharrison.co.uk/Property/BIL109468)



Property Ref:  
BIL109468 - 0003

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**manners & harrison**



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)