



This fantastic two bedroom semi detached house has come to the market with no forward chain and vacant possession. The property would be a great investment opportunity for investors. Downstairs comprises of an entrance hallway, spacious living room with double French doors leading to the rear garden and fitted kitchen. The upper level has two excellent size bedrooms, bathroom suite with a separate w/c. The property has gas central heating and double glazed throughout. Externally: Located close to Billingham Centre, shops, schools and local amenities. Bowhill Way has the advantage of a utility area attached to the property with plumbing facilities. Viewings are highly advised. Please contact Smith and Friends to make an appointment to view.

**Bowhill Way, Billingham, TS23 3LN**  
**2 Bed - House - Semi-Detached**  
**£79,995**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



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# Bowhill Way, Billingham, TS23 3LN

## ENTRANCE

Grey 'Wood' effect laminate flooring, radiator, double glazed door to front, double glazed window to front, stairs to upper level, under stairs cupboard and two additional cupboards.

## KITCHEN

Wall and base units, stainless steel sink and drainer, double glazed rear door, double glazed window to rear and part tiling to walls.

## LIVING ROOM

Light 'Wood' effect laminate floor, two radiators, double glazed window to front, double glazed door to rear and coved ceiling.

## LANDING

Loft access, carpet and cupboard housing Baxi boiler.

## BEDROOM 1

Cupboard, carpet, radiator and double glazed window to front.

## BEDROOM 2

Carpet, double glazed window to rear and radiator.

## REAR GARDEN

Lawned area, decking area and patio area with gated access.

## FRONT

Low maintenance paved garden which is enclosed with gated access.

## EXTRA ROOM

uPVC entrance door to front, water facilities and uPVC door to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	78
		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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