



Smith & Friends are delighted to bring to the market this lovely three bedroom detached house located in quiet cul-de-sac in Billingham. The property has a lot to offer and would be an ideal family purchase with local schools been close by. The ground floor comprises of an entrance hallway, living area, an excellent size kitchen which leads through to the conservatory. The upper level has three bedrooms and a family bathroom. Externally there is a detached garage, ample parking for up to three cars and a well maintained rear enclosed garden. Please call Smith & Friends to arrange a viewing.

Speeton Close, Billingham, TS23 3YH

3 Bed - House - Detached

Offers Over £185,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

6'1 x 4'5 (1.85m x 1.35m)

Via uPVC double glazed front door, laminate flooring and radiator.

LOUNGE

13'10 x 12'4 (4.22m x 3.76m)

Double glazed bay window to front aspect, electric free standing fire and surround, laminate flooring, wall lights and coved ceiling.



CONSERVATORY

12'6 x 8'5 (3.81m x 2.57m)

Double glazed doors to side aspect and flooring.



KITCHEN

10'9 x 15'5 (3.28m x 4.70m)

Electric hob, electric oven, vinyl flooring, storage cupboard, coved ceiling, fridge and washing machine (in cupboards, included in the sale) and double doors leading to conservatory.

LANDING

8'7 x 6'3 (2.62m x 1.91m)

Double glazed window to side aspect, coved ceiling, loft access, airing cupboard and carpet flooring.



BEDROOM 1

12'1 x 8'6 (3.68m x 2.59m)

Double glazed window to front aspect, mirrored wardrobes, carpet flooring and radiator.

BEDROOM 2

9'11 x 9' (3.02m x 2.74m)

Double glazed window to rear aspect, radiator and carpet flooring.

BEDROOM 3

9'1 x 6'8 (2.77m x 2.03m)

Double glazed window to front aspect and carpet flooring.



BATHROOM

6'9 x 6' (2.06m x 1.83m)

Double glazed window to rear aspect, shower, WC, wash hand basin, part tiling, aqua lock laminate flooring, coved ceiling and radiator.

OUTSIDE

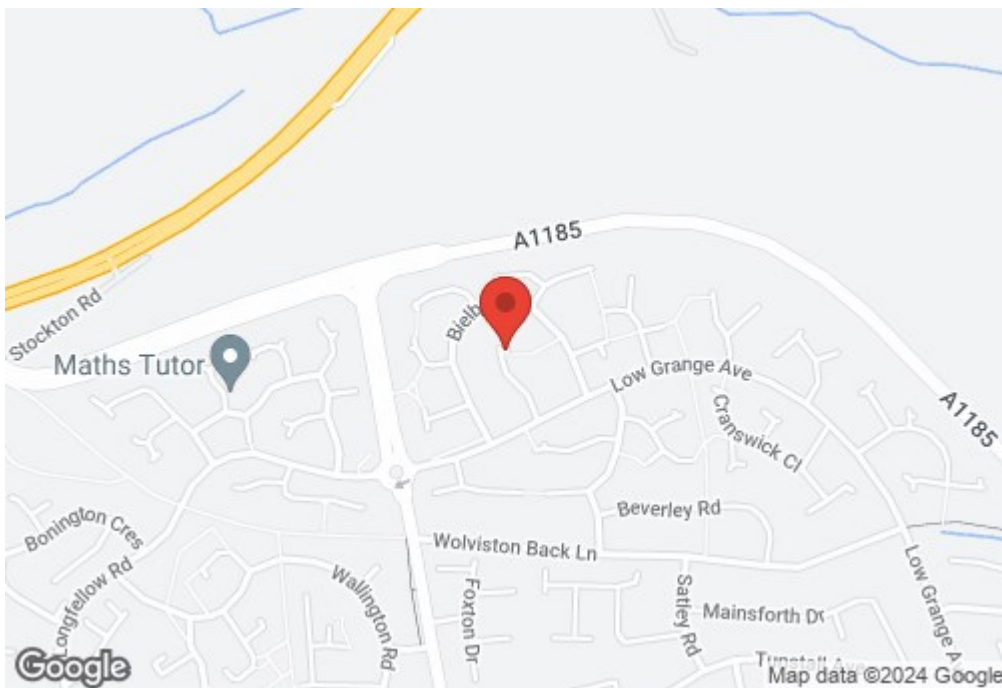
There is a well maintained garden to the rear which is lawned and fully enclosed with patio seating area. In addition there is access to the garage.

GARAGE

Electric point, fridge and freezer (included in the sale).



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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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