



This beautiful semi detached bungalow comes to the market with ample space throughout. The external has an outstanding rear garden and detached garage. The property comprises of an entrance hall, three reception rooms, three bedrooms and a bathroom. The excellent location is close to shops and local amenities.

St. Oswalds Crescent, Billingham, TS23 2RW

3 Bedroom - Bungalow - Semi Detached

£200,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



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ENTRANCE HALLWAY

14'9 x 3'3 (4.50m x 0.99m)

'T' shaped entrance hallway with double glazed door to front, radiator, two storage cupboards and loft access.

LOUNGE

10'5 x 12'10 (3.18m x 3.91m)

Double glazed bay window to front aspect, electric fire and surround and radiator.

SECOND RECEPTION ROOM

Open plan with kitchen with laminate flooring, radiator and spot lights.

THIRD RECEPTION ROOM

7'10 x 12'9 (2.39m x 3.89m)

Laminate flooring, double glazed window to side access, double glazed double doors to the rear and radiator.

KITCHEN

'L' shaped kitchen with laminate flooring, part tiling, double glazed door to rear access and double glazed window to rear aspect, spot lights.

BEDROOM 1

11'5 x 11'4 (3.48m x 3.45m)

Double glazed window to front aspect, glass wardrobes, radiator and coved ceiling.

BEDROOM 2

8'11 x 12'10 (2.72m x 3.91m)

Double glazed window to side aspect, carpet and radiator.

BEDROOM 3

8'11 x 6'9 (2.72m x 2.06m)

Carpet flooring, radiator and coved ceiling.

BATHROOM

5'8 x 9'10 (1.73m x 3.00m)

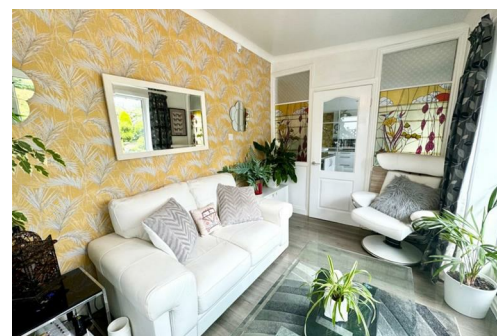
Tiled bathroom with bath, shower cubicle, wash hand basin, WC, heated towel rail, extractor fan and double glazed window to side aspect.

OUTSIDE

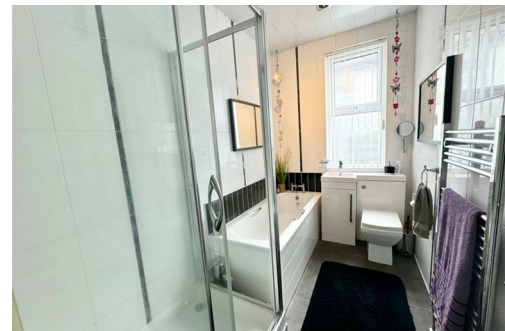
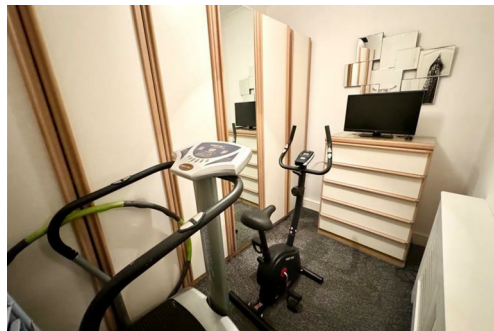
There are beautiful gardens to both the front and rear with the rear having many delightful shrubs, trees and plants. There is also a paved patio seating area.

DOUBLE GARAGE

Which is accessed from the rear garden and has power and lighting.

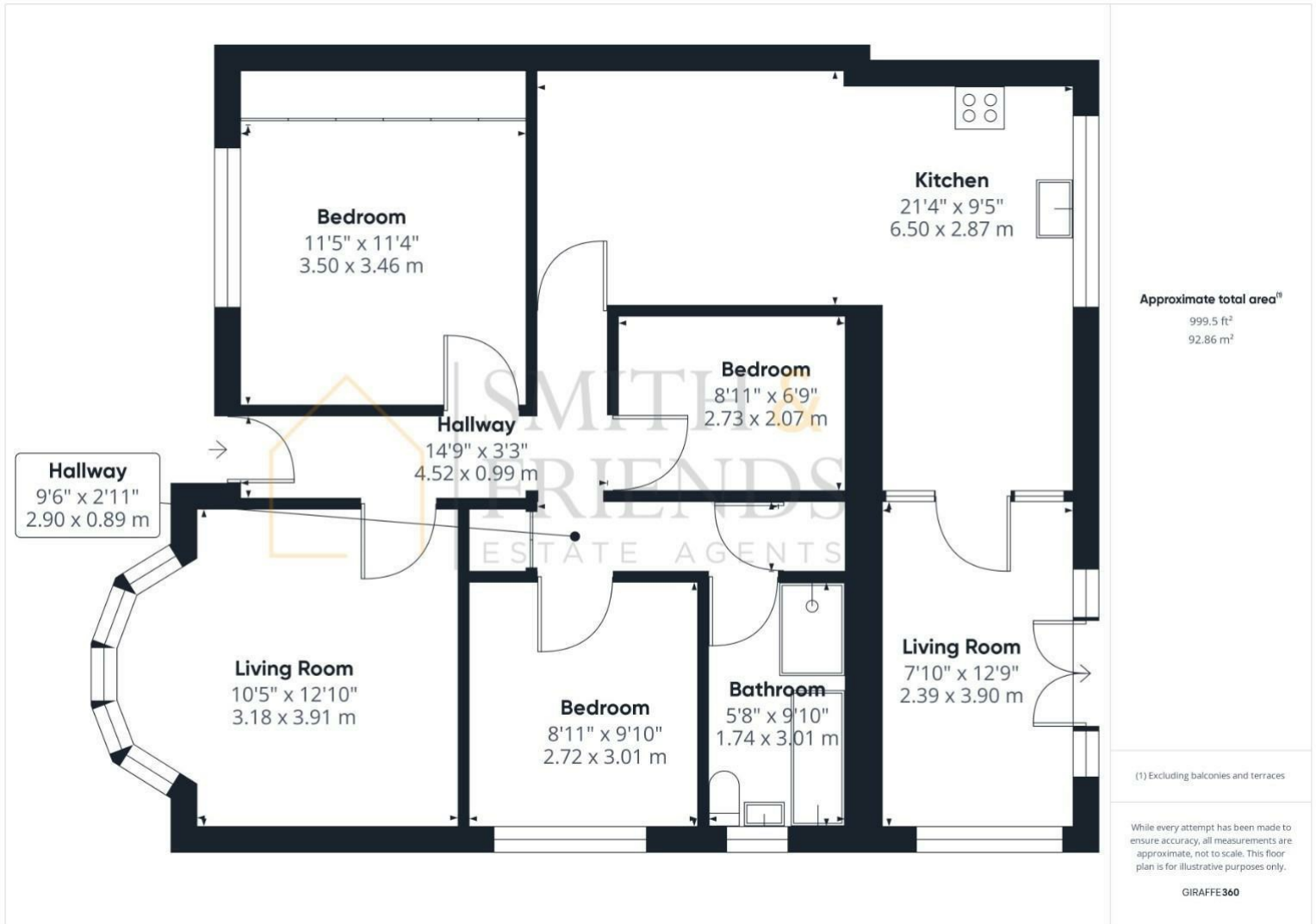


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. We 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current: 67
Potential: 81

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