



This outstanding three bedroom property located on the popular Whitehouse Road, Billingham has come to the market with Smith & Friends Estate Agents offer great space throughout. The house would be an ideal purchase for a growing family with schools, shops and local amenities being close by. Comprising of a charming entrance hallway, open plan lounge/diner, kitchen and a beautiful conservatory on the ground floor. The upper floor has two double bedrooms, a single bedroom and a modern bathroom. Externally: Well maintained rear enclosed garden, garage and ample parking.

Whitehouse Road, Billingham, TS22 5BQ
3 Bed - House - Semi-Detached
£175,000
EPC Rating: B
Council Tax Band: C
Tenure: Freehold



Whitehouse Road, Billingham, TS22 5BQ

HALLWAY

14'1" x 7'2" (4.29m x 2.18m)

Via front door with laminate flooring, coved ceiling, spot lights and stairs to first floor.

LOUNGE/DINING AREA

25'9" x 10'10" (7.85m x 3.30m)

Open plan with laminate flooring, coved ceiling, double glazed bay window to front aspect, two radiators, double doors to rear aspect and wall mounted electric fire.

KITCHEN/DINER

9' x 16'5" (2.74m x 5.00m)

Double glazed window to rear aspect, double doors to rear aspect into conservatory, tiled flooring, part tiling, coved ceiling and gas hob.

CONSERVATORY

6'4" x 16'3" (1.93m x 4.95m)

Two windows to side aspect, double doors to rear aspect and laminate flooring.

LANDING

10'8" x 6'1" (3.25m x 1.85m)

Carpet, double glazed window to side aspect, loft access, airing cupboard and spot lights.

BEDROOM 1

11'7" x 10'1" (3.53m x 3.07m)

Carpet, double glazed window to front aspect, fitted wardrobes, coved ceiling and radiator.

BEDROOM 2

11'10" x 10'11" (3.61m x 3.33m)

Carpet, two built-in wardrobes, double glazed window to rear aspect, radiator and spot lights.

BEDROOM 3

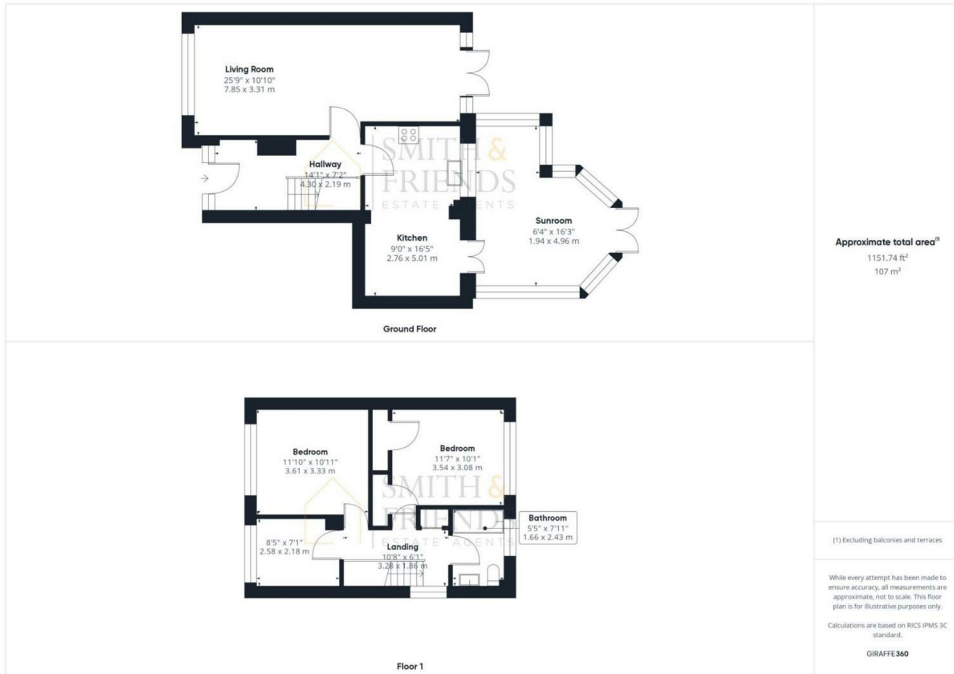
8'5" x 7'1" (2.57m x 2.16m)

Laminate flooring, radiator, coved ceiling and double glazed window to front aspect.

BATHROOM

5'5" x 7'11" (1.65m x 2.41m)

Double glazed window to rear aspect, bath, shower, WC, wash hand basin, heated towel rail, laminate flooring and spot lights.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	85
(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	

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