



This well presented corner plot located in a cul-de-sac close to Billingham has come to the market with no forward chain. Ready to move straight into the property flows over three levels and would be a fantastic family or first time buyer purchase. On entering the property there is an entrance hallway, cloakroom and kitchen/diner which leads out onto the rear garden. The first level comprises of the lounge with a Juliet balcony, family bathroom and a bedroom. The upper level offers three bedrooms with the master bedroom benefiting from fitted robes and an en suite. External: Garage, driveway and a fantastic rear garden completed to a high standard with two seating areas great for entertaining.

Charlton Close, Billingham, TS23 4DG

4 Bedroom - House - Townhouse

£165,000

EPC Rating:

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Charlton Close, Billingham, TS23 4DG



GROUND FLOOR

ENTRANCE HALLWAY

Via front entrance door, cupboard, radiator and tiled floor.

CLOAKROOM

Double glazed window to side aspect, wash hand basin, WC and tiled flooring.

KITCHEN

Tiled floor, radiator, built-in electric hob and oven, spot lights, double glazed window to rear aspect, double glazed double doors to rear aspect.

FIRST FLOOR

LANDING

Stairs to second floor, double glazed window to front aspect, double glazed window to side aspect, radiator.

BATHROOM

Bath, shower, wash hand basin, WC, radiator, laminate flooring, spot lights and extractor fan.

LOUNGE

Carpet, radiator, double glazed double doors leading onto Juliet balcony.

BEDROOM FOUR

Double glazed window to front aspect, radiator, flooring.

SECOND FLOOR

LANDING

Carpet, storage cupboard, double glazed window to side aspect, loft access.

MASTER BEDROOM

Double glazed window to front aspect, fitted wardrobes and carpet.

EN SUITE

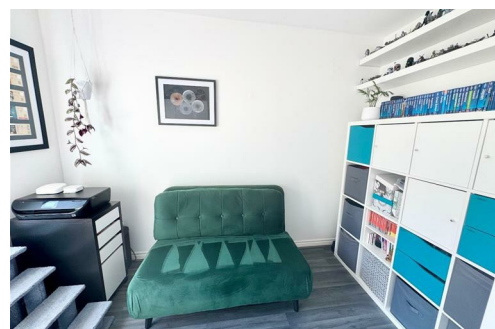
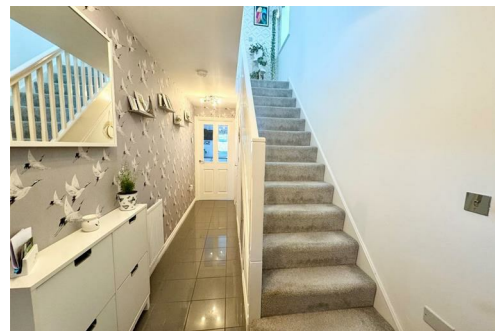
Double glazed window to front aspect. shower cubicle, wash hand basin, extractor fan.

BEDROOM TWO

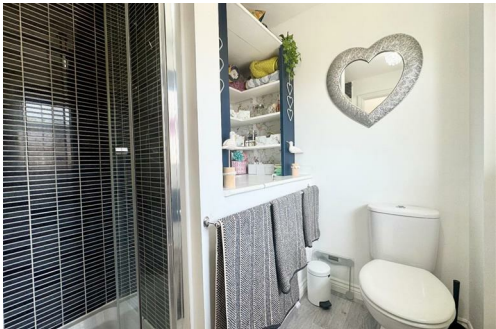
Double glazed window to rear aspect, radiator, carpet, fitted wardrobes.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, wall light.



Charlton Close, Billingham, TS23 4DG



Charlton Close, Billingham, TS23 4DG

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 

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS