



11 King Street, Billingham
£360,000



4



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Freehold

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Key Features

- Character Detached House
- Four Double Bedrooms
- Popular Village Location
- No Onward Chain
- Large Plot
- Large Rooms and High Ceilings Throughout
- EPC rating: E
- Council Tax Band E





Built in 1912, this Four Double Bedroom Detached Family Home is situated on a large plot in the centre of the popular village of Billingham and offered for sale with NO ONWARD CHAIN. Offering the opportunity for modernisation whilst still being able to keep the character of the large rooms and high ceilings, further benefiting from a detached double garage with ample parking to front with a large South Facing rear garden. An early viewing is highly recommended to fully appreciate the size, potential and location of property on offer.

Entrance Hall

With part glazed frosted window to front, stairs leading to 1st floor, under stairs storage and radiator.

Lounge

3.91m x 7.33m (12'10" x 24'0")

Large double aspect room with bay window to front aspect and large patio doors to garden, beautiful coal fire Place set in decorative surround, TV point, BT point, fitted storage unit and two radiators.

Kitchen Breakfast Room

5.89m x 3.59m (19'4" x 11'10")

Large open space with a range of base and eye level units with work surface over, one and a half sink with drainer, eye level double oven/grill, 4 burner electric hob with extractor hood over, space for fridge freezer, space for microwave, space and plumbing for washing machine, oil boiler (fitted in July 2013, last serviced September 2023), serving hatch to lounge, archway to dining room, part glazed uPVC door to rear, x2 windows to rear aspect and window to side aspect, radiator.

Dining Room

3.89m x 3.59m (12'10" x 11'10")

With archway from kitchen and doorway from Entrance Hall, bay window to front aspect, open fire Place set in decorative surround and radiator.

Landing

With stairs taken from the Entrance hall, access to loft and window to front aspect.

Bedroom One

3.65m x 3.62m (12'0" x 11'11")

With built in wardrobes and central dresser table, large window to rear aspect and radiator.

Bedroom Two

3.65m x 3.62m (12'0" x 11'11")

Having electric shower cubicle, pedestal hand wash basin, large window to rear aspect and radiator.

Bedroom Three

3.65m x 3.62m (12'0" x 11'11")

With built in wardrobes and central dresser table, bt point, large window to front aspect and radiator.

Bedroom Four

3.65m x 3.62m (12'0" x 11'11")

With built in wardrobes and central dresser table, large window to front aspect and radiator.

Bathroom

Three piece suite comprising paneled bath, pedestal hand wash basin, low level wc, extractor fan, airing cupboard, window to rear aspect and radiator.





Outbuildings

3 Brick outhouses. The left hand side comprising, timber door, window to side aspect, electric and lighting. Middle being a wc with hand wash basin. Right hand side with a timber framed door, no electric.

Garage

5.44m x 6.09m (17'10" x 20'0")

Large Double garage with electric double door to driveway, personnel door to side, windows to garden, fitted worktop, electric and lighting.

Outside

The front of the property offers ample off road parking with a slab and block paved driveway leading to double garage, wrought iron fencing, areas laid to lawn, timber fence and hedge surround with double side access to rear.

The South facing Rear garden is very well maintained being mainly laid to lawn with patio areas, decorative flower beds and borders throughout, glass house, timber lean to/shed and outside light.



Agents Note

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Floorplan

GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.

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