



Bridge Street, Billingham  
£248,500



- Detached House
- 3/4 Bedrooms
- Lounge & Dining Room
- Garage
- Village Location
- Ample off Street Parking
- Freehold
- EPC rating E
- Council Tax Band C





This well presented 3/4 bedroom detached house offers versatile living accommodation with well proportioned room sizes in a popular village location. Benefiting from oil fired central heating and upvc windows. The full accommodation on offer comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Study/Bedroom 4, Downstairs shower Room, Upstairs offers Three Bedrooms and Family Bathroom. To the outside is a garage and outbuilding. A viewing is recommended to appreciate the accommodation on offer.

### Entrance Hall

With part glazed entrance door and further inner door leading to the hallway. Stairs leading to the first floor landing, cloak cupboard and under stairs storage cupboard.

### Lounge

3.88m x 4.23m (12'8" x 13'11")

With dual aspect windows, multi fuel log burner set in brick fireplace with Oak beam mantel, radiator, TV point, telephone point.

### Dining Room

2.69m x 2.89m (8'10" x 9'6")

Having laminate flooring, radiator and opening through to the Kitchen.









### Kitchen

3.45m x 3.85m (11'4" x 12'7")

With a range of bespoke solid oak base and eye level units with work surface over. Space for cooker, integrated fridge freezer, further space for fridge and plumbing for washing machine, inset 1.5 bowl sink and drainer, radiator, tiled flooring, door leading to the side of the property, French doors leading to the rear, window to side aspect and sky lights to ceiling.

### Study/Bedroom 4

2.69m x 3.22m (8'10" x 10'7")

With continued laminate flooring, radiator, TV and network points and window to side aspect.

### Shower Room

Having enclosed shower cubicle with electric shower, low level w.c, wash hand basin, extractor fan and electric heated towel rail.

### First Floor Landing

With stairs taken from the hallway and access having to loft space.

### Bedroom One

3.86m x 4.22m (12'8" x 13'10")

With dual aspect windows and radiator.

### Bedroom Two

3.95m x 2.75m (13'0" x 9'0")

With dual aspect windows, network cable point, radiator and two built in wardrobes.

### Bedroom Three

2.10m x 2.99m (6'11" x 9'10")

With window to front aspect, network cable point and radiator.

### Bathroom

Having panelled bath with shower attachment over, low level w.c, pedestal wash hand basin, part tiling to walls, window to rear aspect and radiator.

## Garage

3.41m x 4.96m (11'2" x 16'4")

With electric door, power and lighting.

## Outside

To the front of the property is a gated path way leading to the entrance door. To the side is a gated driveway providing ample off road parking and in turn leads to the garage. The rear court yard is of low maintenance and features a raised fish pond and is fully enclosed. There is an outbuilding which benefits from power and lighting.

## Agents Note

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# Floorplan

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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