

STATION ROAD, BILLINGHAM, TS23 2RT



- ▲ An Exceptional Traditional Semi Detached House
- ▲ Extended & Offered to The Market with a Chain Free
- ▲ Delightful Very Good Size Rear Garden
- ▲ Large Resin Forecourt Driveway
- ▲ Downstairs Bedroom with En-Suite
- ▲ Three Further Double Bedrooms (Bedroom One with En-Suite) & Roomy Single
- ▲ Bathroom with an Attractive White Suite
- ▲ Large Lounge/Dining Room & Spacious Garden Room
- ▲ Landscaped Rear Garden with Summerhouse/Bar
- ▲ Central Heating with a Combi Boiler
- ▲ UPVC Double Glazing

£340,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This CHAIN FREE semi-detached house has been extended and offers over 1,600 sq. ft of flexible family living space with a large resin driveway, landscaped rear garden and summerhouse/bar.

The superbly presented interior comprises entrance hall, through lounge/dining room with multi stove burner, large garden room, downstairs fourth bedroom with modern en-suite, extended breakfast kitchen with a range of modern style units and useful utility room. The first floor has three double bedrooms (bedroom one with modern en-suite), roomy single, fabulous bathroom suite and the loft has been converted to create some great further storage space.

Outside, the generous, meticulously maintained rear garden is delightful. It has a couple of well-placed patio areas that take full advantage of the morning, afternoon and evening sun and the driveway to the front has created some useful car parking space for a number of cars.

Other nice features include UPVC double glazing, central heating with combi boiler and summer house/bar in the garden.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor with oak topped banister and glass inlay, radiator, woodgrain effect laminate flooring and alarm system control.

LOUNGE - 3.63m (11'11") into alcove x 4.2m (13'9") into bay window

With bay window, LED downlights, radiator and multi stove burner.

DINING ROOM - 3.86m x 3.63m (12'8" x 11'11")

With radiator, woodgrain effect laminate flooring, LED downlights and double oak doors with glass inlay open to the garden room.

GARDEN ROOM - 4.78m x 4.75m (15'8" x 15'7")

A lovely addition to the property creating some extra living space and featuring woodgrain effect laminate flooring, wall mounted electric living flame fire, LED downlights and UPVC French doors open to the rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



BREAKFAST KITCHEN - 4.9m x 2.9m (16'1" x 9'6")

Fitted with a range of high gloss wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with glass splashback and black electric extractor fan over with glass inlay, integrated electric oven and grill, integrated dishwasher and fridge freezer, sink with extendable hose mixer tap and drainer, LED downlights, chrome towel rail, woodgrain effect laminate flooring and UPVC door to the utility room.

UTILITY ROOM - 2.9m x 1.93m (9'6" x 6'4")

With plumbing for washing machine and dryer, woodgrain effect laminate flooring and UPVC door to the rear garden.

BEDROOM FOUR - 3.43m x 2.77m (11'3" x 9'1")

With radiator and storage cupboard.

EN-SUITE SHOWER ROOM - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower screen and waterfall showerhead over, vanity unit with wash hand basin and mixer tap, and dual flush WC with hidden cistern. Chrome towel rail, waterproof panelled walling, heated electric mirror, electric extractor fan and tile effect vinyl flooring.

FIRST FLOOR

LANDING - With access to the fully boarded loft via a dropdown ladder creating some extra storage space with carpet and Velux window.

BEDROOM ONE - 5.82m x 2.74m (19'1" x 9')

With radiator and panelled walling.

EN-SUITE - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower screen and waterfall showerhead over, vanity unit with wash hand basin and mixer tap, and dual flush WC with hidden cistern. Chrome towel rail, waterproof panelled walling, heated electric mirror, electric extractor fan and tile effect vinyl flooring.

BEDROOM TWO - 3.5m (11'6") into wardrobes x 3.94m (12'11") excluding bay window

With radiator, bay window and built-in fitted wardrobes with sliding mirror doors.

BEDROOM THREE - 3.45m (11'4") into wardrobes x 3.53m (11'7")

With radiator and built-in fitted mirrored wardrobes.

BEDROOM FIVE - 2.8m x 1.96m (9'2" x 6'5")

With radiator.

FAMILY BATHROOM - Fitted with a modern three-piece suite comprising corner panelled bath with electric shower over and mixer tap, vanity unit with wash hand basin and dual flush WC. Waterproof panelled walling, chrome towel rail, heated mirror, electric extractor fan and vinyl flooring.

EXTERNALLY

PARKING & GARDENS - The property sits on a generous plot with a large resin driveway for a number cars and is perfect for a caravan/motorhome with mature bush and flower borders. Side gated access leads to the low maintenance landscaped tiered rear garden with flagstone patio area, astro turf lawn, flagstone pathways, raised timber decked seating area, timber built summerhouse/bar area with power and lights, outside tap and extendable awning.

AGENTS REF: - MH/LS/BIL260161/26052026

Council Tax Band: B

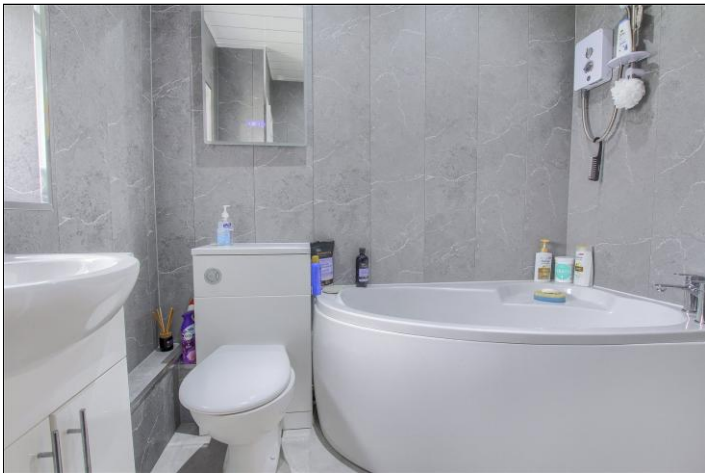
Tenure: Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



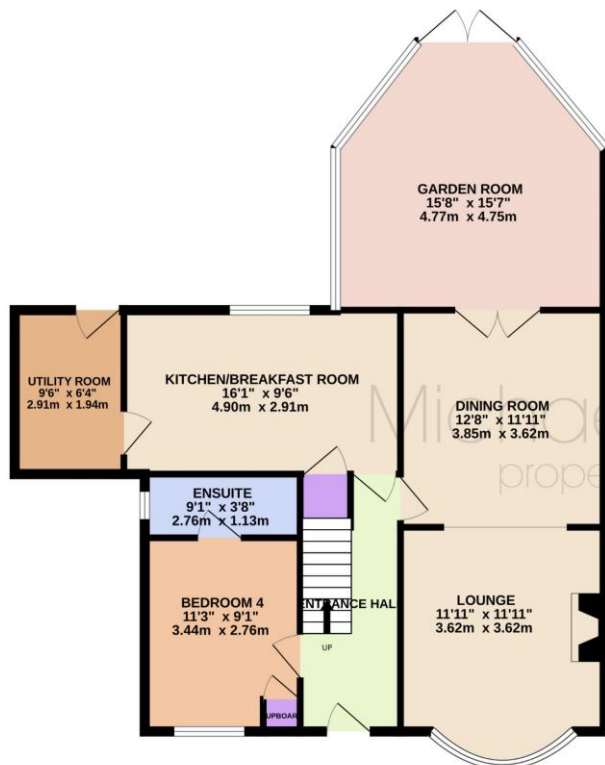
STATION ROAD, TS23 2RT



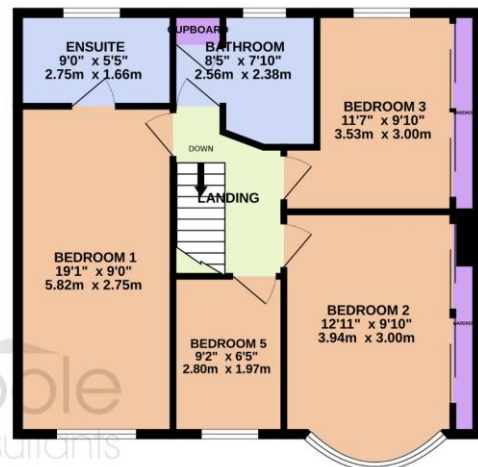
STATION ROAD, TS23 2RT



GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1609 sq.ft. (149.5 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.

Made with Metropix ©2025

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions