Middlesbrough · Billingham

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Property Particulars





17A Station Road
Billingham, TS23 1AF

Monthly Rental Of £475

Nicely presented, improved, first floor flat. To be let UNFURNISHED Comprises ground floor Entrance Hall, first floor Hallway, Kitchen, Lounge, Two Bedrooms and Bathroom/Wc. Benefits include Upvc double glazed windows and external door. Strictly no DSS Viewing recommended. No DSS. EPC Rating F. Fees Apply. Bond £400.

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GROUND FLOOR

ENTRANCE HALL
Upvc entrance door, double glazed inserts, staircase to first floor.

FIRST FLOOR

HALLWAY
Balustrade, access to loft space, open to kitchen, doors to Bedrooms 1 and 2, and Bathroom/Wc

KITCHEN *7'4"(2.24m) x 5'8"(1.73m)*
Range of matching units, as base cupboards, drawers and wall cupboards, roll edged, laminate worktops, inset stainless steel single drainer sink unit, ceramic hob, electric oven, co-ordinated tiled splashbacks, twin upvc double glazed windows to rear. plumbing for washing machine, door to Lounge.

LOUNGE *14'2"(4.32m) x 11'7"(3.53m)*
Upvc double glazed window to front, coved ceiling.

BEDROOM 1 *14'2"(4.32m) x 11'5"(3.48m)*
Upvc double glazed window to front, coved ceiling. cable tv and telephone point.

BEDROOM 2 *14'6"(4.42m) x 6'11"(2.11m)*
measurement includes bulkhead Upvc double glazed window to rear, coved ceiling.

BATHROOM/WC
Shell style white suite panelled bath, pedestal wash hand basin, close coupled Wc, upvc double glazed window to rear, co-ordinated tiled splashbacks, fitted airing cupboard housing hot water cylinder.

LOCATION
off Central Avenue.

These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any respesentation or warranty whatever in relation to this property. All measurements are approximate.

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