



**Stanhope Road, Billingham TS23 3JY**

**welcome to**

## **Stanhope Road, Billingham**

This generously sized three-bedroom semi-detached family home offers excellent potential for modernisation, providing a fantastic opportunity to redesign the space and add your own personal touch.

### **Entrance Hall**

Double glazed door and window to the front, radiator, dado rail, stairs to the first floor with understair storage cupboard. Doors to the lounge and dining area.

### **Lounge**

14' 8" x 11' 3" max into alcove ( 4.47m x 3.43m max into alcove )

Feature brick fireplace, wall lights, coving, radiator and double glazed window to the front

### **Dining Area**

9' 3" x 8' 2" max ( 2.82m x 2.49m max )

Built in display cabinet, radiator, archway to kitchen and double glazed window to the rear

### **Kitchen**

9' 3" x 7' 4" ( 2.82m x 2.24m )

Wall and base units with working surfaces, sink, drainer and mixer tap. Wall mounted Vaillant combi boiler. Radiator and double glazed window to the rear. Door to the :

### **Rear Lobby**

7' 3" max x 4' 11" ( 2.21m max x 1.50m )

Double glazed window and door to the rear, Laminate flooring. Built in storage cupboard

### **Landing**

Double glazed window to the side and loft access

### **Bedroom 1**

14' 2" max x 11' 10" max ( 4.32m max x 3.61m max )

Coving to ceiling, radiator and double glazed window to the front

### **Bedroom 2**

14' 3" max including entrance x 8' 11" max ( 4.34m max including entrance x 2.72m max )

Two built in storage cupboards, radiator and two double glazed windows to the rear

### **Bedroom 3**

9' 4" x 7' 6" ( 2.84m x 2.29m )

(Slight restricted floorspace due to bulk head)

Double glazed window to the front and radiator

### **Bathroom/Wc**

Panel bath, pedestal wash hand basin and low level, low flush wc, dado rail, coving, radiator and double glazed window to the side and rear

### **Externally**

#### **Front Garden**

Enclosed front garden laid to lawn, with beautifully planted border. Gated access to :

#### **Rear Garden**

Delightful rear garden, laid mainly to lawn, with mature planting and garden shed





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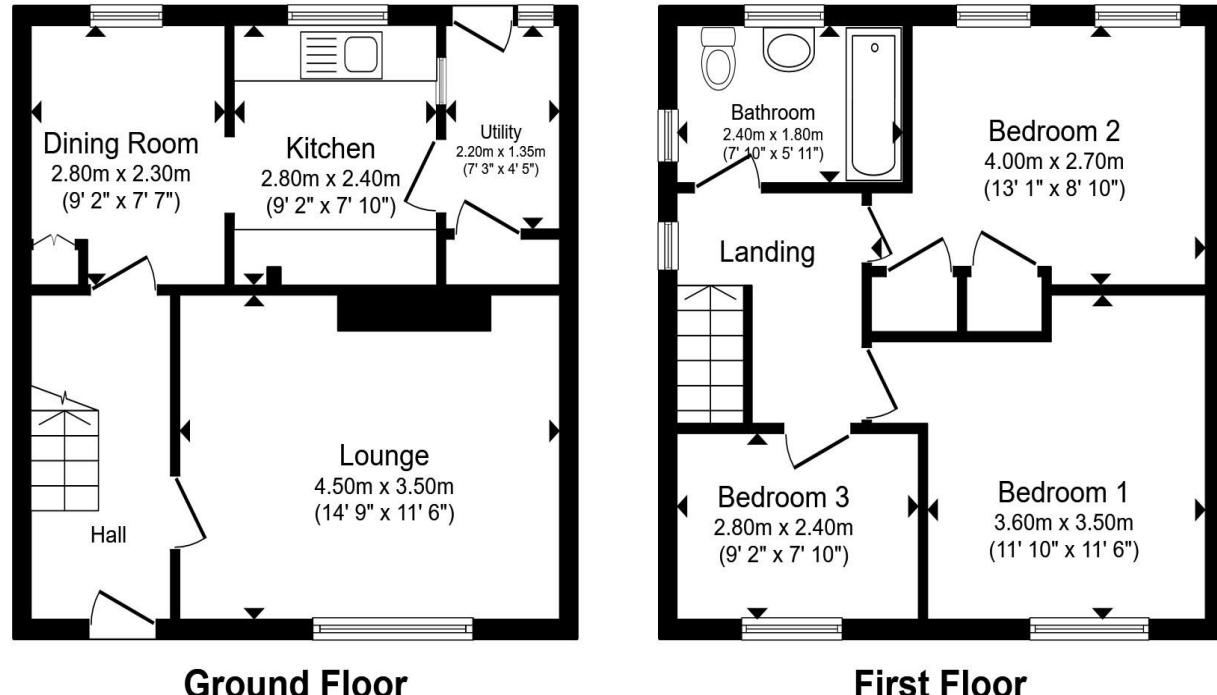
## Stanhope Road, Billingham

- GORGEOUS KERB APPEAL
- EXCELLENT POTENTIAL
- NO FORWARD CHAIN
- THREE BEDROOMS
- 

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£100,000**



Total floor area 80.1 m<sup>2</sup> (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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