



**Dunbar Road, Billingham TS23 2EL**

**welcome to**

## **Dunbar Road, Billingham**

Conveniently positioned close to local schools, the town centre and a range of useful amenities, this beautifully presented three-bedroom home offers an ideal opportunity for first-time buyers or a small family.

### **Entrance Hall**

Double glazed door to the front, stairs to the first floor, Laminate flooring. Doors to the lounge and breakfast room.

### **Lounge**

Marble effect fireplace, with inset and hearth, with electric fire. Two radiators. Double glazed window to the front and rear.

### **Breakfast Room**

Built in understairs storage cupboard. Laminate flooring. Radiator. Double glazed window to the front. Leading to :

### **Kitchen**

A range of wall and base units, with rolled edge working surfaces and tiled splashback and surround. Stainless steel 1 1/2 sink and drainer with mixer tap. Plumbing for washing machine, space for fridge freezer, Built in electric oven and gas hob with extractor over. Double glazed window and door to the rear. Laminate flooring.

### **Landing**

Built in storage cupboard, housing Worcester Combi boiler. Loft access.

### **Bedroom 1**

Double glazed window to the front, built in storage cupboard and radiator.

### **Bedroom 2**

Double glazed window to the rear and radiator.

### **Bedroom 3**

Built in storage cupboard, radiator and double glazed window to the front.

### **Shower Room/Wc**

Enclosed shower, wash hand basin with mixer tap on vanity unit. Low level low flush wc. Fully tiled walls and flooring. Panelled ceiling with spot lights and extractor fan. Heated towel rail. Double glazed window to the rear.

### **Externally Front Garden**

Lawned garden to the front with fenced border and gated access to the rear.

### **Rear Garden**

Paved area, which subject to alterations and a dropped kerb, could create off road parking. Pleasant lawned area.





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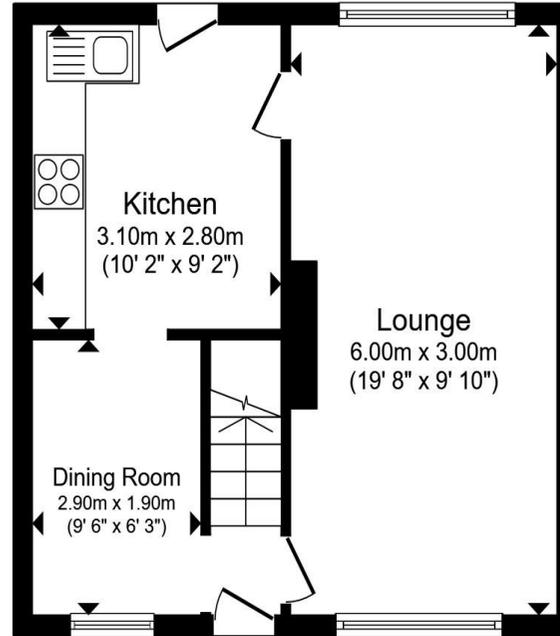
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## Dunbar Road, Billingham

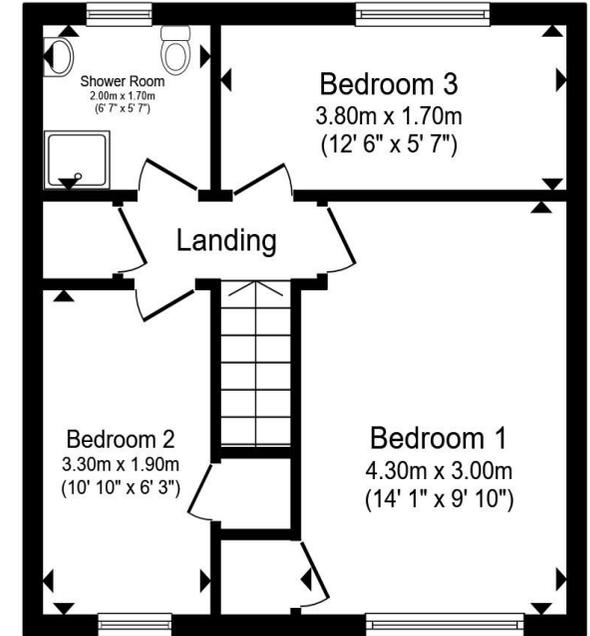
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- END-TERRACED
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£110,000**



**Ground Floor**



**First Floor**

Total floor area 70.8 m<sup>2</sup> (762 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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