





Byron Close,Billingham TS23 3TW

manners & harrison

welcome to

Byron Close, Billingham

This well-presented two-bedroom semi-detached home features a spacious living room, fitted kitchen with breakfast bar, and patio doors to the rear garden. To the first floor are two bedrooms and a bathroom. Externally, there is a driveway providing off-road parking.

Lounge
Double glazed window to front, double glazed door to front, stairs to first floor, TV point, arch to kitchen

Kitchen
Modern fitted kitchen,wall and base units, contrasting work surfaces, breakfast bar, plumbing for washing machine, black sink and trainer with mixer tap, electric oven and hob, double glazed window to rear, double glazed patio door to rear, radiator

Bedroom 1
Double glazed window to rear, radiator

Bedroom 2
2 double glazed windows to front, built in storage cupboard, radiator

Bathroom
Panel bath with mixer tap and over head shower, wash hand basin with mixer tap,tiled walls, double glazed window to side

Rear Garden
Enclosed, laid to pebbles and patio









view this property online mannersandharrison.co.uk/Property/BIL109788

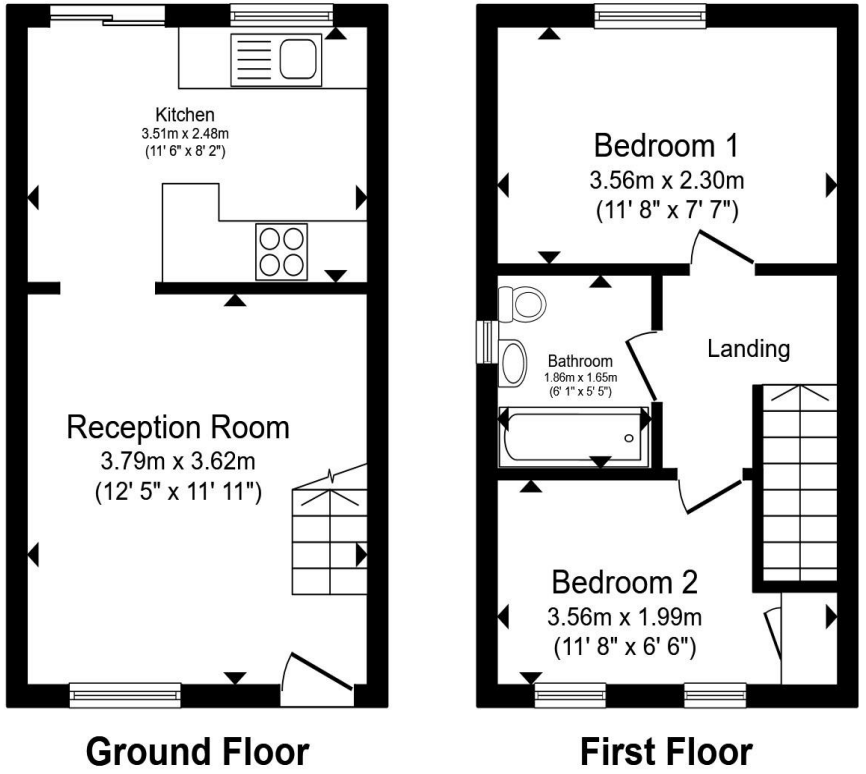
welcome to

Byron Close, Billingham

- SEMI-DETACHED
- TWO BEDROOMS
- ENCLOSED REAR GARDEN WITH PATIO ACCESS
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES

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

£135,000



Total floor area 46.1 m² (496 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/BIL109788

The Property Ombudsman

Property Ref:
BIL109788 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison

01642 555888

Billingham@mannersandharrison.co.uk

2 Town Square, BILLINGHAM, Cleveland, TS23 2LY

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.