



Barton Crescent, Billingham TS22 5HJ

welcome to

Barton Crescent, Billingham

Located on the ever sought after Wolviston Court estate is this spacious three-bedroom semi-detached family home offering additional living space in the delightful rear conservatory and a part-converted garage. Beautifully presented and ready to move into

Entrance Porch

Double glazed porch to the front with wall light and door into :

Entrance Hall

Wooden flooring, stairs to the first floor, radiator, coving and dado rail. Doors to the lounge and kitchen/diner

Lounge/Diner

25' 7" max x 13' 1" max (7.80m max x 3.99m max)
Coal effect gas fire with attractive surround, wall lights, coving, TV point, two radiators. Double glazed bow window to the front and double glazed French doors to the rear.

Kitchen/Diner

18' 3" max x 12' 6" max (5.56m max x 3.81m max)
A range of wall and base units with rolled edge working surfaces. White 1 1/2 sink and drainer, with stainless steel mixer tap. Built in electric oven and hob. Plumbing for a washing machine and dish washer, space for a fridge freezer. Space for Dining table, two radiators, two double glazed windows to the rear, and a double glazed door to the rear

Utility/Wc

8' 4" max x 8' 1" max (2.54m max x 2.46m max)
(Formerly part of the garage) Space for a fridge freezer, low level, low flush WC, Wash hand basin with mixer tap and radiator

Conservatory

9' 10" x 9' 10" (3.00m x 3.00m)
PVC construction with and insulated/tiled roof, for use all year round. Double glazed french doors leading onto the rear garden

Landing

Built in storage cupboard housing a Baxi Combi boiler, dado and coving. Loft Access. Double glazed window to the side.

Bedroom 1

10' 7" to front of robes x 13' 7" (3.23m to front of robes x 4.14m)

Four door fitted robes, radiator, coving and double glazed window to the front

Bedroom 2

10' 10" max including entrance x 10' 11" (3.30m max including entrance x 3.33m)

Three door fitted robes, radiator and double glazed window to the rear

Bedroom 3

8' 5" x 7' 10" (2.57m x 2.39m)

(Slight restricted floorspace due to bulk head)

Double glazed window to the front, radiator and spot lights.

Shower Room/Wc

Enclosed shower. Wash hand basin and mixer tap and low level wc in vanity unit. Tiled walls and floor, panelled ceiling, spot lights and double glazed windows to side and rear.

Externally

Front Garden

There is a gravelled garden to the front of the property with a block paved double driveway leading to the part converted garage, providing excellent garden storage space



Rear Garden

A gorgeous, enclosed rear garden, laid to a mix of attractive lawn, patio and decked area. A superb summerhouse adds charm, and there's a really useful garden shed, and outdoor power source.



view this property online mannersandharrison.co.uk/Property/BIL109439



welcome to

Barton Crescent, Billingham

- THREE BEDROOMS
- CONSERVATORY
- PART CONVERTED GARAGE
- STUNNING REAR GARDEN & DELIGHTFUL SUMMER HOUSE
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



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.focalagent.com

view this property online mannersandharrison.co.uk/Property/BIL109439



Property Ref:
BIL109439 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **manners & harrison**



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk