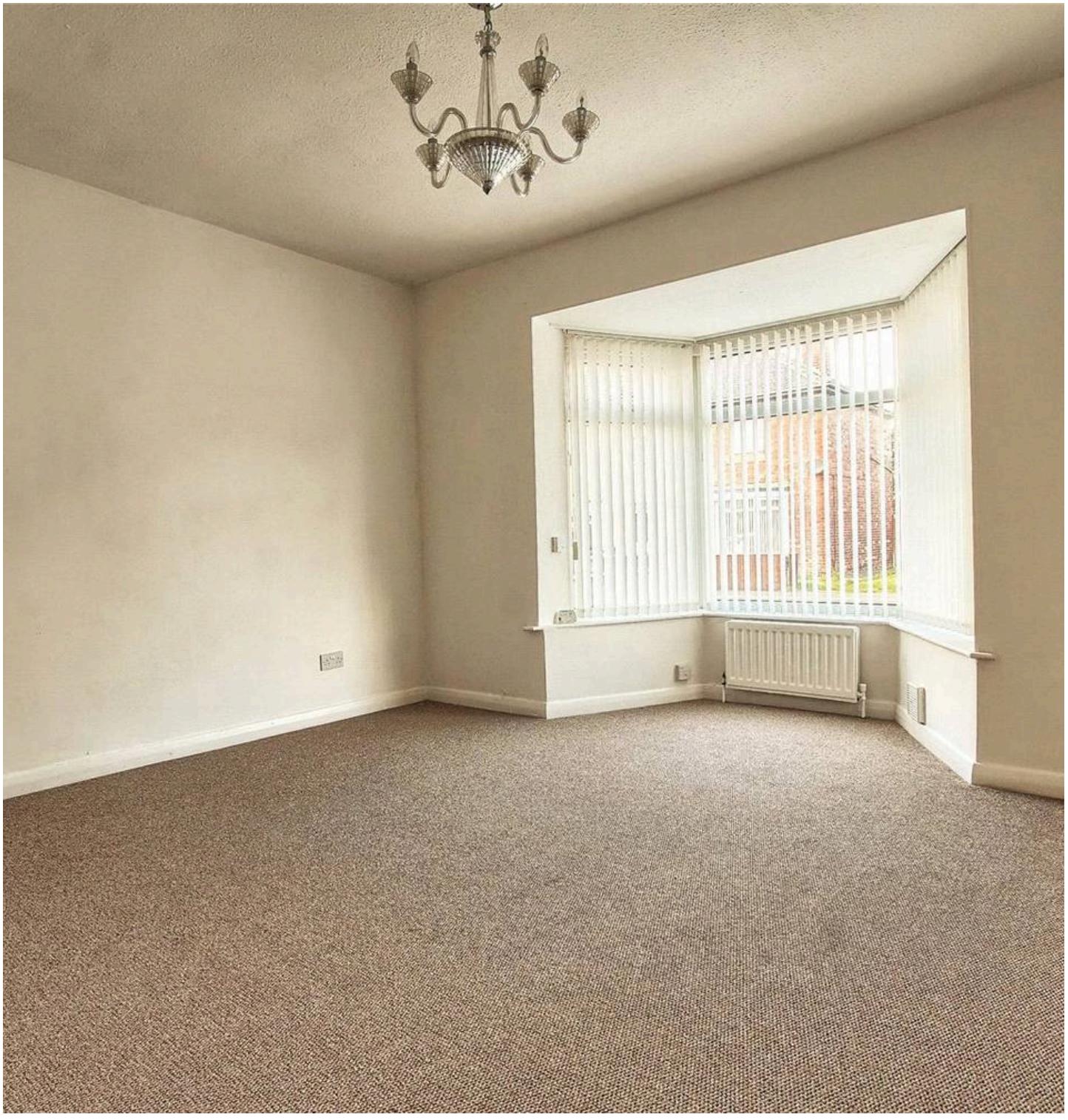


35 Bedford Terrace, Billingham

£100,000

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35 Bedford Terrace

Billingham

With Three Bedrooms and Two Reception Rooms, This Terraced House with the Advantage of NO ONWARD CHAIN Would Make For a Great First Time Buyer Home or a Ready to Go Investment Property.

- Three Bedroom Inner Terraced House with No Onward Chain
- Perfect Starter Home or Investment Property
- UPVC Double Glazed Windows & Exterior Doors
- Lounge & Separate Dining Room
- Kitchen with Beech Style Units
- Modern White Bathroom Suite
- Gas Central Heating & UPVC Double Glazing

35 Bedford Terrace

Billingham

Having the advantage of NO ONWARD CHAIN, this three bedroom terraced house would make an ideal first time buyer home or a ‘Ready to Go’ investment property with the potential to return a respectable yield.

Comprising briefly entrance hall, lounge, separate rear sitting/dining room, kitchen with modern Beech style units and a useful utility area.

The first floor has three bedrooms and bathroom with a modern white suite.

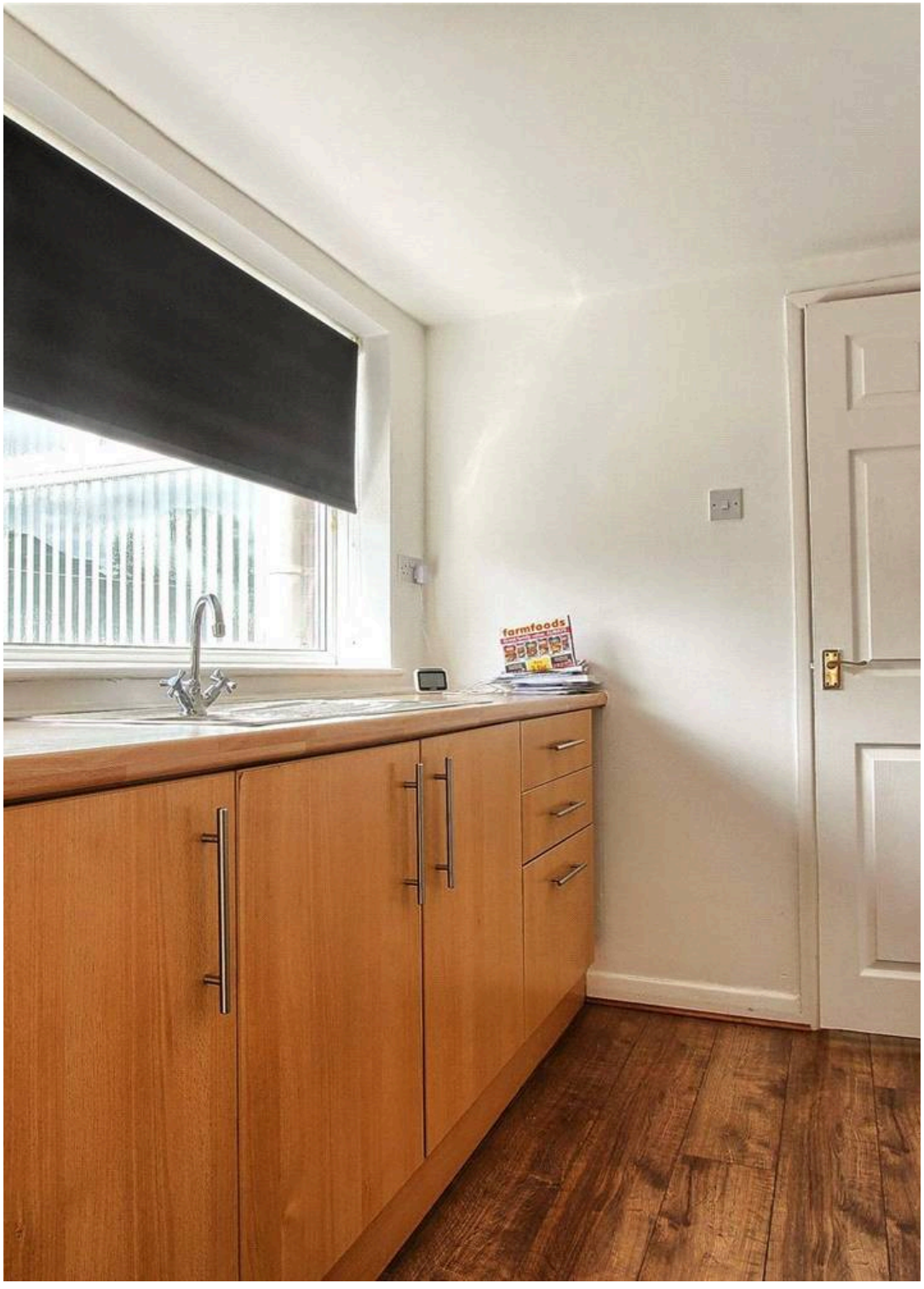
Outside, the rear garden has a large decked patio and lawn.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

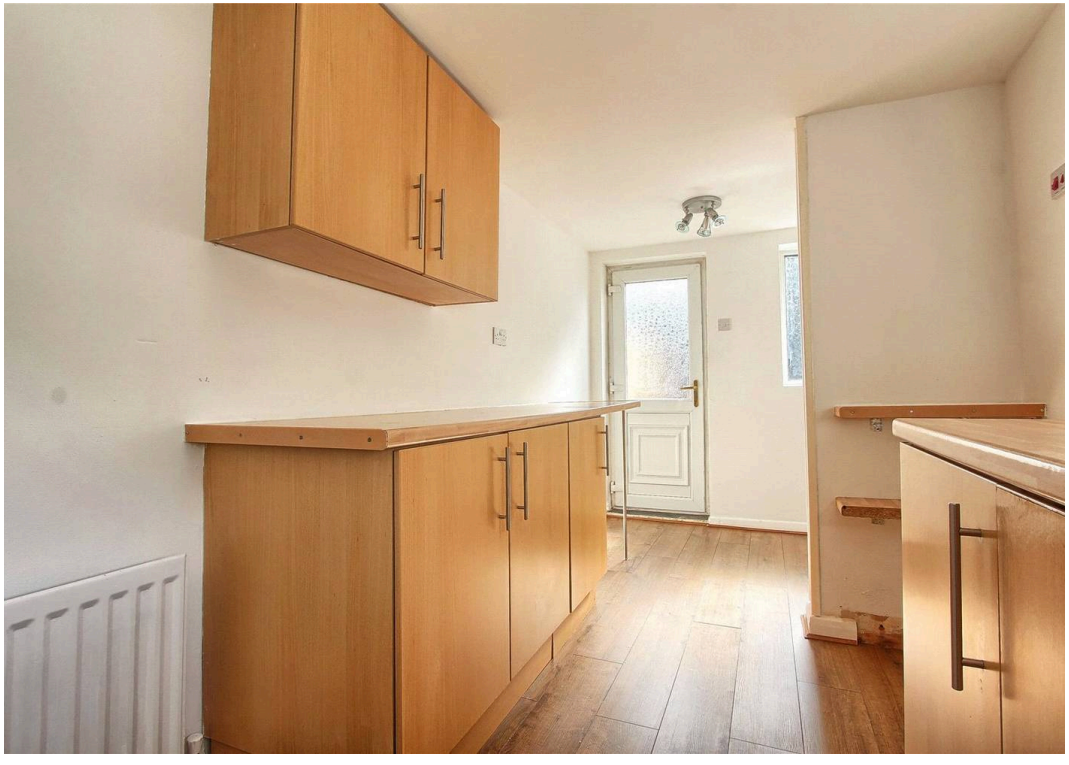
EPC Environmental Impact Rating: F





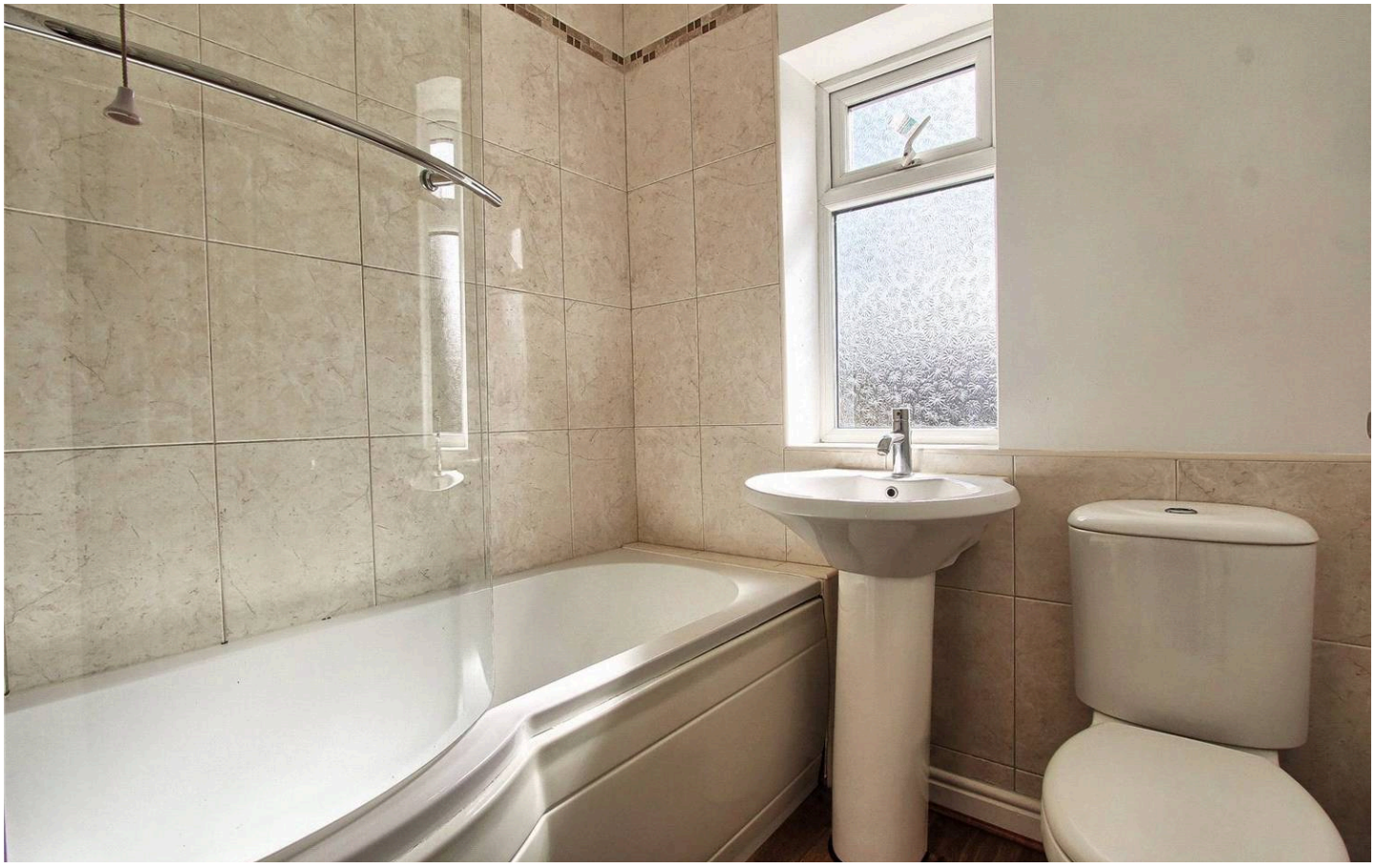


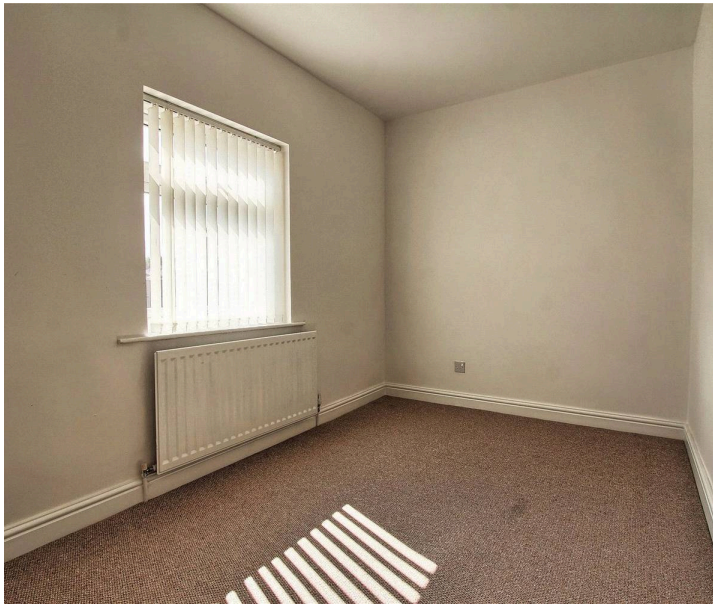




Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
MH/LS/28102026







GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

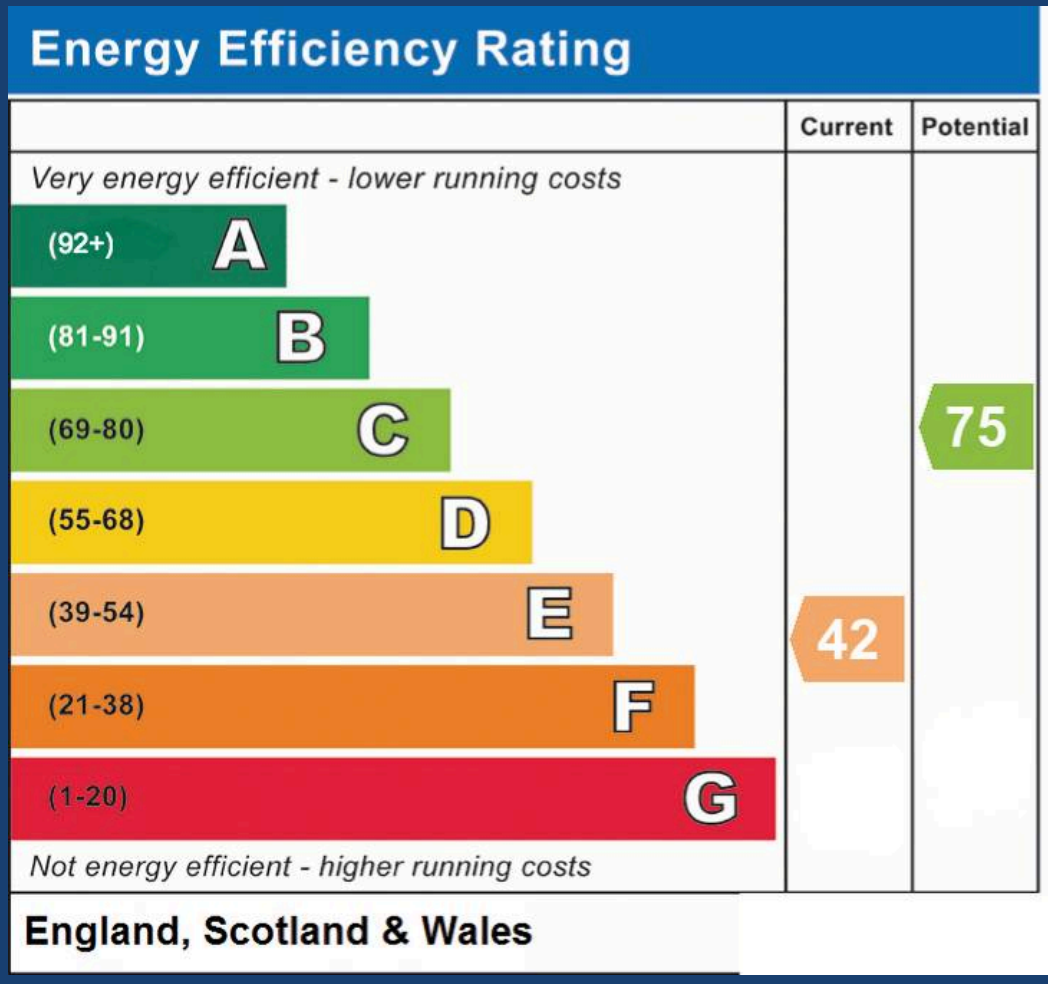


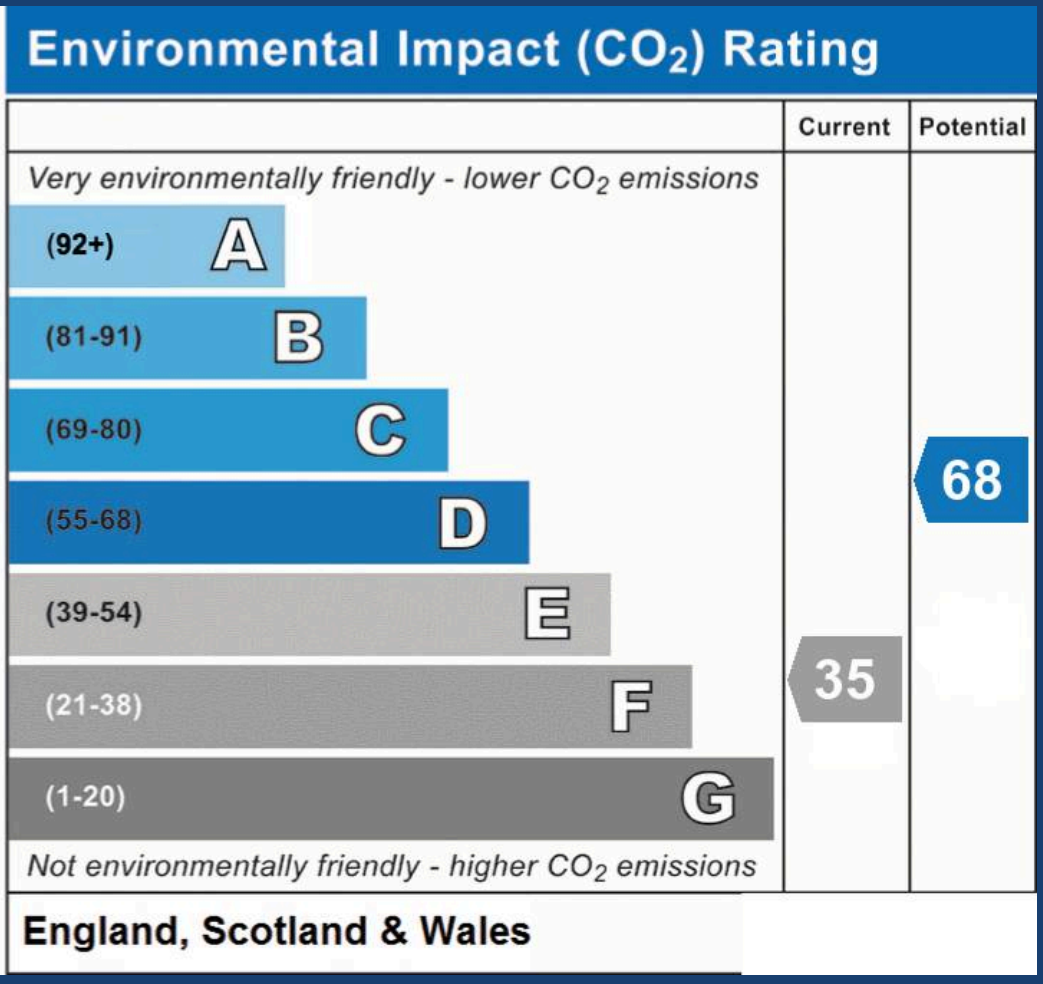
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property consultants

TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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