



**Verbena Drive, Billingham, TS23 2EY**

**welcome to**

## **Verbena Drive, Billingham**

Perfectly positioned, the property is within easy walking distance of the town centre, schools, local amenities and convenient bus routes. Offering space, style and a sought-after location, this fantastic home is sure to attract strong interest and early viewing is highly recommended.

### **Entrance Hall**

Double glazed door to front, tiled floor, stairs to first floor, built in understair storage cupboard, radiator, doors leading to WC, kitchen and lounge.

### **Cloakroom**

Low level WC, corner wash hand basin, tiled floor, radiator.

### **Kitchen**

White wall and base units with roll edge worktops and matching upstands, 1 1/2 sink drainer with mixer tap, built in electric oven and gas hob, space for fridge freezer, plumbing for washing machine, double glazed window to front, tiled floor.

### **Lounge**

Double glazed window and double glazed french doors to rear, TV point, slight restricted head height due to stairs.

### **First Floor Landing**

Double glazed window to front, stairs to second floor, radiator.

### **Bedroom 1**

2 double glazed windows to front, 3 door built in wardrobes, built in storage cupboard, radiator.

### **En Suite**

Enclosed shower, pedestal wash hand basin and mixer tap plus tiled splashback, low level WC, shaver point, extractor fan, double glazed window to rear, radiator.

### **Bedroom 3**

Double glazed window to front, radiator.

### **Bathroom/WC**

Panel bath and mixer tap, pedestal wash hand basin and mixer tap, low level WC, part tiled walls, laminate flooring, extractor fan, radiator.

### **Second Floor Landing**

Radiator.

### **Bedroom 2**

2 double glazed windows to front, 1 double glazed window to rear, loft access, restricted head height due to roofline, built in 2 door wardrobe, 2 radiators.



## Externally



### Front

Low maintenance pebbled garden, driveway for two vehicles.

### Rear Garden

Enclosed with fenced borders, lawn and patio, gated access to field behind, outdoor light.



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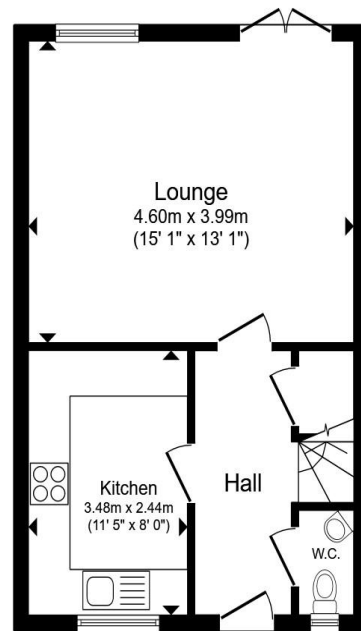
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## Verbena Drive, Billingham

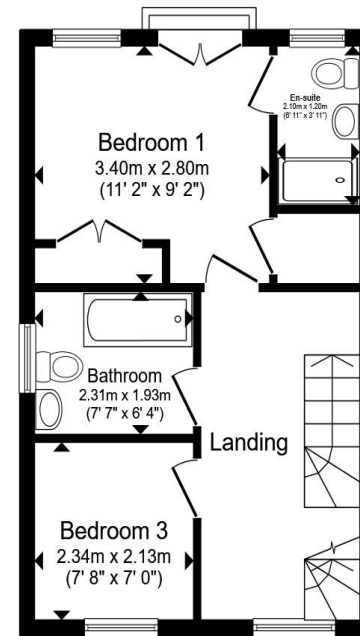
- POPULAR LOCATION
- DRIVEWAY
- EN SUITE
- SPREAD OVER 3 FLOORS
- MODERN

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

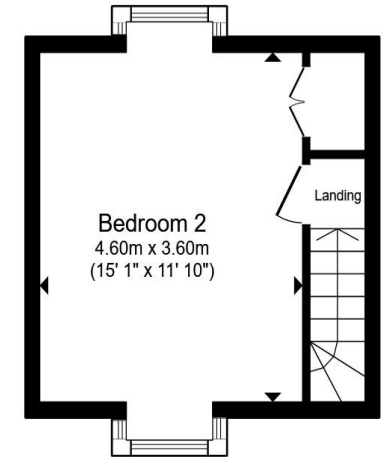
**£160,000**



Ground Floor



First Floor



Second Floor

Total floor area 93.7 m<sup>2</sup> (1,009 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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Property Ref:  
BIL109627 - 0003

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