

HAYDON GREEN, BILLINGHAM, STOCKTON-ON-TEES, TS23 3WH



- ▲ Four Bedroom Detached Family Home
- ▲ Ideal For a Family
- ▲ Stylish Family Bathroom
- ▲ Offering Ample Off Street Parking & Integrated Garage
- ▲ Perfect For a Growing Family or For a Couple Needing Some More Space!

- ▲ Sunny Rear Garden & Conservatory
- ▲ Four Good Size Bedrooms & Master En-Suite
- ▲ Handy Utility Room & WC
- ▲ Located Within Walking Distance of Some Good Schooling

£235,000

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Perfect for a growing family or for a couple needing some more space!

This Barratt built detached family home offers four bedrooms of a good size with a master en-suite, integrated garage and ample off street parking to the front, open plan lounge/diner, stylish family bathroom, conservatory, handy utility room and WC.

Located within walking distance of some good schooling.

The property comprises entrance hall, lounge, dining room, kitchen/conservatory, utility room and handy WC. On the first floor there are four bedrooms with the master having an en-suite as well as there being a family bathroom. Externally there's off street parking to the front and a rear garden with lawn and patio.

GROUND FLOOR

ENTRANCE VESTIBULE

With UPVC entrance door and radiator.

LOUNGE - 4.1m x 4.6m (13'5" x 15'1")

With two radiators, staircase to the first floor and woodgrain effect laminate flooring.

DINING ROOM - 2.8m x 2.2m (9'2" x 7'3")

With radiator and French doors opening to the rear garden.

KITCHEN - 2.8m x 2.8m (9'2" x 9'2")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, one and a half bowl stainless steel sink unit with mixer tap, four ring gas hob with extractor fan and splashback tiles, and space for dishwasher.

CONSERVATORY - 2.7m x 2.4m (8'10" x 7'10")

Open to the kitchen with UPVC doors to the rear garden and radiator.

UTILITY - 1.5m x 1.6m (4'11" x 5'3")

With space for washing machine, space for fridge freezer, radiator and door to the rear garden.

WC - 1.2m x 1.5m (3'11" x 4'11")

With close coupled WC, vanity wash hand basin and radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING -

BEDROOM ONE - 4m x 3m (13'1" x 9'10")

With radiator.

EN-SUITE

With close coupled WC, vanity wash hand basin, shower cubicle, radiator and extractor fan.

BEDROOM TWO - 3.5m x 2.6m (11'6" x 8'6")

With radiator.

BEDROOM THREE - 2.6m x 3.4m (8'6" x 11'2")

With radiator.

BEDROOM FOUR - 2.8m x 2.1m (9'2" x 6'11")

With radiator.

BATHROOM - 1.6m x 1.9m (5'3" x 6'3")

With close coupled WC, vanity wash hand basin with mixer tap, bath with shower over, grey towel radiator, cladded walls, extractor fan and spotlights.

EXTERNALLY

PARKING, GARAGE & GARDEN

To the front there is off street parking for multiple cars leading to the garage and to the rear there is a fence enclosed garden with lawn and patio.

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: - TM/LS/BIL240501/01062026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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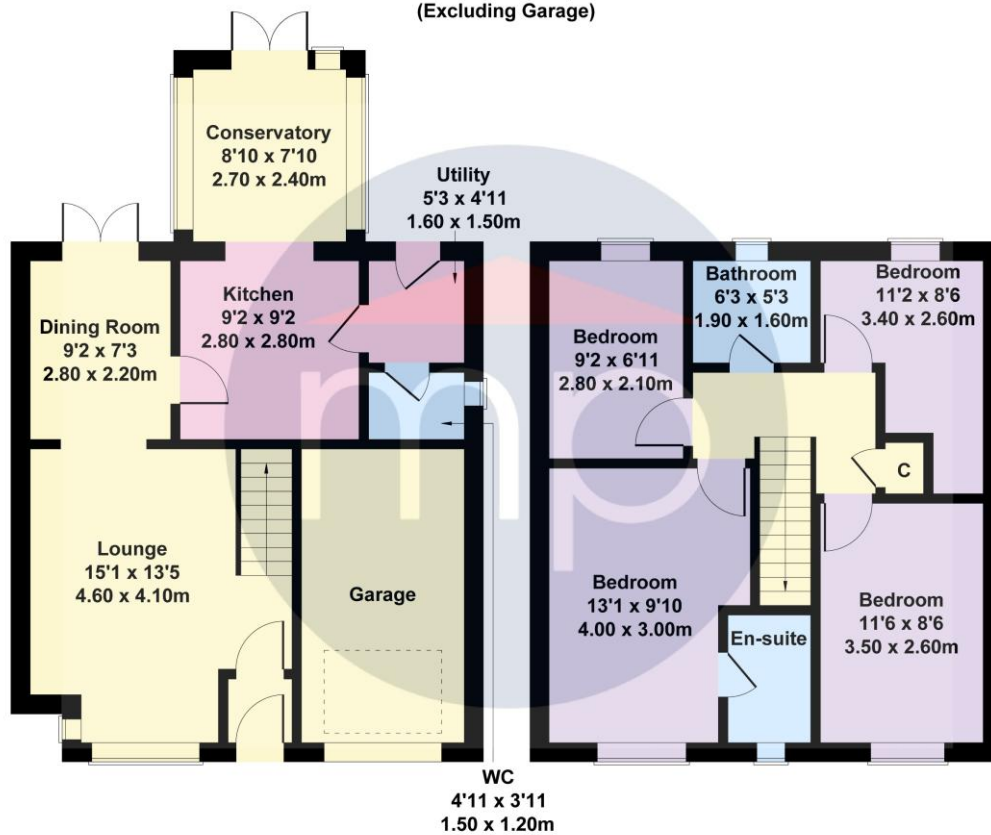


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4 Haydon Green

Approximate Gross Internal Area
1033 sq ft - 96 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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