





Thames Road,Billingham TS22 5EF

manners & harrison

welcome to

Thames Road, Billingham

Properties of this size, with such generous room proportions and the benefit of individual construction, rarely offer such an exciting opportunity to create a home perfectly suited to the next owner's vision.

Entrance Hall
Double glazed door and window to side, dado rail, radiator, stairs to first floor, doors to shower room/wc, dining room, lounge and kitchen

Cloakroom/Shower Room
Enclosed shower, wash hand basin, low level wc, chrome heated towel rail, double glazed window to front, panelled walls, vinyl flooring

Dining Room
Double glazed window to front, radiator, coving, wall lights

Lounge
Double glazed patio door to rear, radiator, dado rail, wall lights, coal effect gas fire and attractive surround

Orangery
PVC construction on dwarf wall, lantern ceiling, double glazed french door to side, spotlights, radiator

L Shaped KitchenDiner
Fitted kitchen, wall and base units, rolled edge worktops, tiles splash back and surround, sink and drainer and mixer tap, built in electric oven and electric hob, integrated dishwasher. Two radiators, double glazed window to side and rear, double glazed door to rear, space for dining table

Landing
Built in storage cupboard, loft access, 2 door storage cupboard housing hot water tank

Bedroom 1
Double glazed window to front, radiator, coving

Dressing Room
Enclosed shower, wash hand basin and mixer tap, low level wc, 2 door fitted wardrobes, double glazed window to front, radiator, coving

Bedroom 2
Double glazed window to rear, radiator, coving, fitted wardrobes

Bedroom 3
Double glazed window to rear, coving, radiator

Bedroom 4
Double glazed window to rear, fitted wardrobes, radiator, coving

Bedroom 5
Double glazed window to front, radiator, coving

Bathroom
Panel bath an mixer tap, walk in shower, wash hand basin and mixer tap, low level wc, fully tiled walls, radiator, double glazed window to side

Front Garden
Lawned to front with mature planting and driveway for a number of vehicles

Rear Garden
Delightful rear garden, enjoying a great level of privacy, fenced boundary with an abundance of mature planting, lawned area, patio area, garden shed

Garage
Power and lighting, window to side, up and over door to front. Wall mounted Ideal Logic Boiler.









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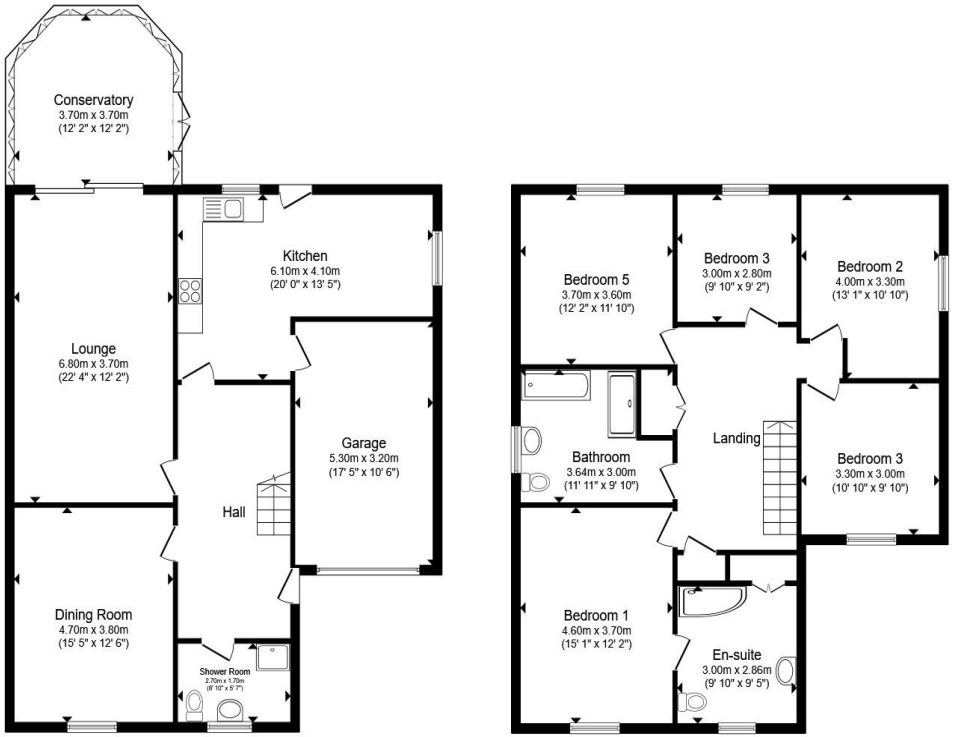
welcome to

Thames Road, Billingham

- FIVE BEDROOMS
- GROUND FLOOR SHOWER/WC
- ORANGERY
- MASTER BEDROOM WITH EN SUITE
- PRIVATE REAR GARDEN

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

£395,000



Total floor area 218.0 m² (2,347 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

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The Property Ombudsman

Property Ref:
BIL109835 - 0004

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