



Surrey Terrace, Billingham TS23 4AG

welcome to

Surrey Terrace, Billingham

Early viewing is highly recommended to fully appreciate the space, potential and excellent location this fantastic home has to offer.

Entrance Hall

Double glazed door to front, radiator, stairs to first floor, door to lounge.

Lounge

Double glazed bay window to front, coving, coal effect gas fire and attractive surround, dado rail, radiator, door to dining room.

Dining Room

Double glazed window to rear, built in understairs storage cupboard, coving, radiator, wall mounted Ideal Logic combination boiler, built in storage cupboard, door to kitchen.

Kitchen

White wall and base units and roll edge worktops, part tiled walls, stainless steel 1. 1/2 sink and drainer with mixer tap, space for cooker, plumbing for washing machine, radiator, double glazed window to side, door to rear lobby.

Rear Lobby

Double glazed door to rear, radiator, door to cloakroom.

Cloakroom

Tiled walls, low level WC, vanity wash hand basin and mixer tap on vanity unit, double glazed window to rear.

First Floor Landing

Loft access.

Bedroom 1

Double glazed window to front, radiator, dado rail, built in storage cupboard.

Bedroom 2

Double glazed window to rear, radiator, dado rail.

Bedroom 3

Double glazed window to front, radiator, dado rail.

Bathroom

Panel bath and overhead shower, pedestal wash hand basin, low level WC, radiator, part tiled walls, double glazed window to rear.

Externally

Front Garden

Pebbled garden to front, shared access alleyway to gated access to rear garden.

Rear Garden

Nicely sized, enclosed by fenced borders, not overlooked, laid to lawn with flagstone patio and pathway, outdoor tap.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/BIL109731



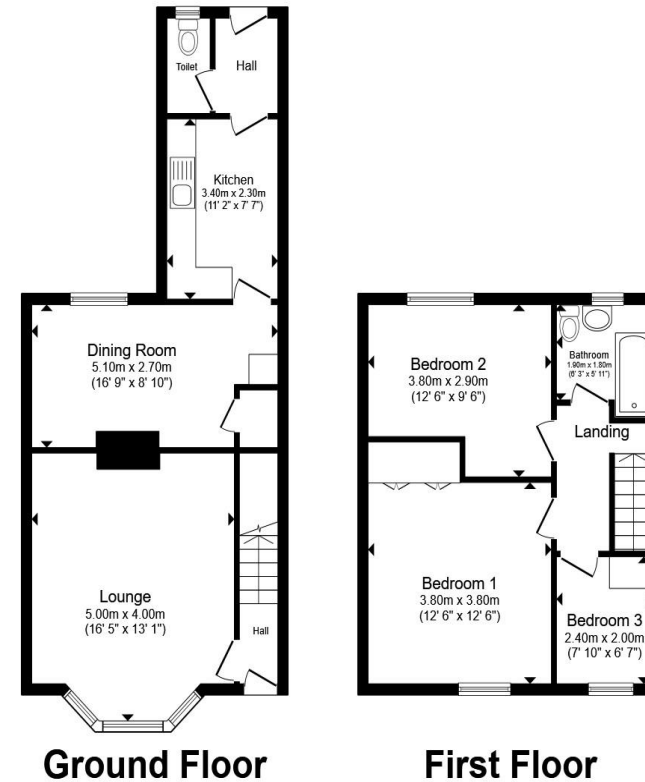
welcome to

Surrey Terrace, Billingham

- DECEPTIVELY SPACIOUS
- 2 RECEPTION ROOMS
- CLOAKROOM
- NO FORWARD CHAIN
- GOOD LOCATION

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

£110,000



Total floor area 92.6 m² (997 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/BIL109731



Property Ref:
BIL109731 - 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