

34 Gardenia Way, Billingham

£145,000

Michael Poole
SALES · LETTINGS · AUCTIONS



34 Gardenia Way

Billingham

Talk About Landing on Your Feet! This Snappy Three Bedroom House That is Perfect for Someone Looking to Get onto The Ladder or Downsize. There's Parking for Two Cars &Westerly Facing Garden.

- Modern Three Bedroom Terrace House
- Pleasantly Located in Quiet, Yet Really Convenient College Gardens Location
- Would Make a Perfect First Time Buyer Home or An Excellent 'Ready to Go' Rental Property
- Master Bedroom with Built-In Wardrobes & Shower Room En-Suite
- Westerly Facing Garden with Patio & Lawn
- Allocated Parking for Two Cars
- Smart Modern Kitchen Units & Comfy Rear Lounge/Diner with French Doors

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Whether you're looking to get a first-time home of your own or making a sound property investment, this three bedroom modern style town house could be your ideal buy! It has the advantage of parking for two cars to the rear, a sunny westerly facing garden with patio and lawn, UPVC double glazing and central heating with a combi boiler.

The nicely presented, spotlessly clean interior comprises entrance hall with cloakroom/WC, kitchen with smart modern style units and comfortable rear lounge/diner with French doors. The first floor has the master bedroom with built in wardrobes, and shower room en-suite, two further bedrooms and family bathroom.

Viewing is advised.

Council Tax band: C

Tenure: Freehold

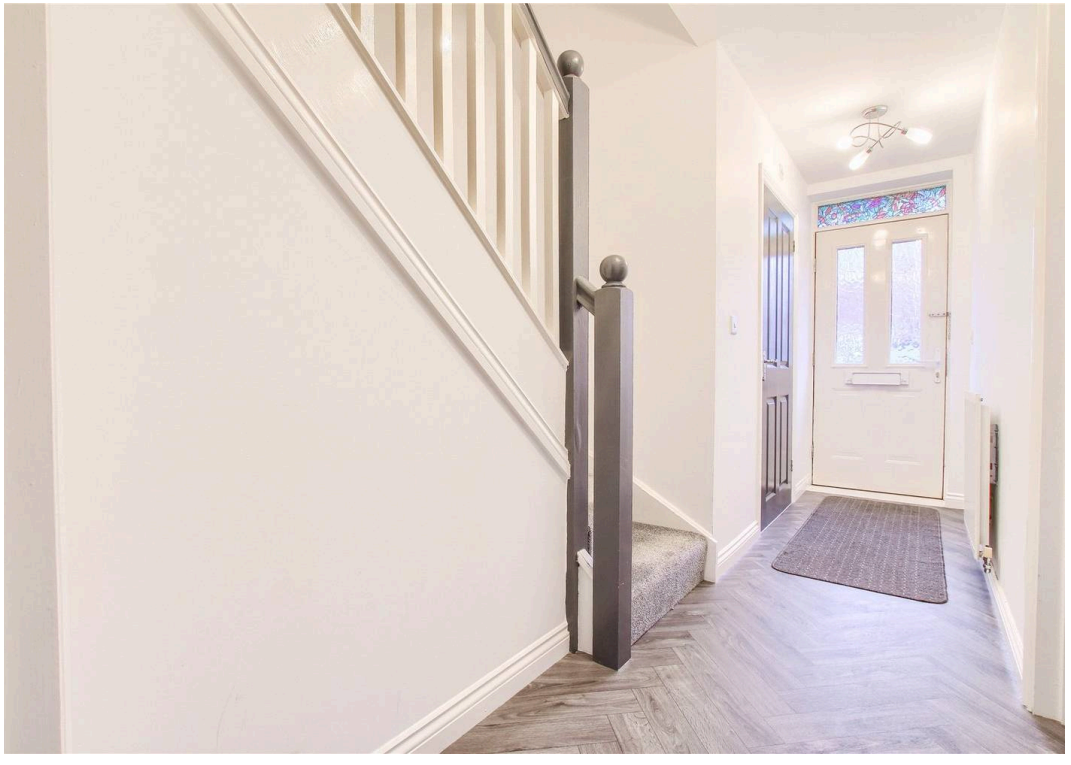
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





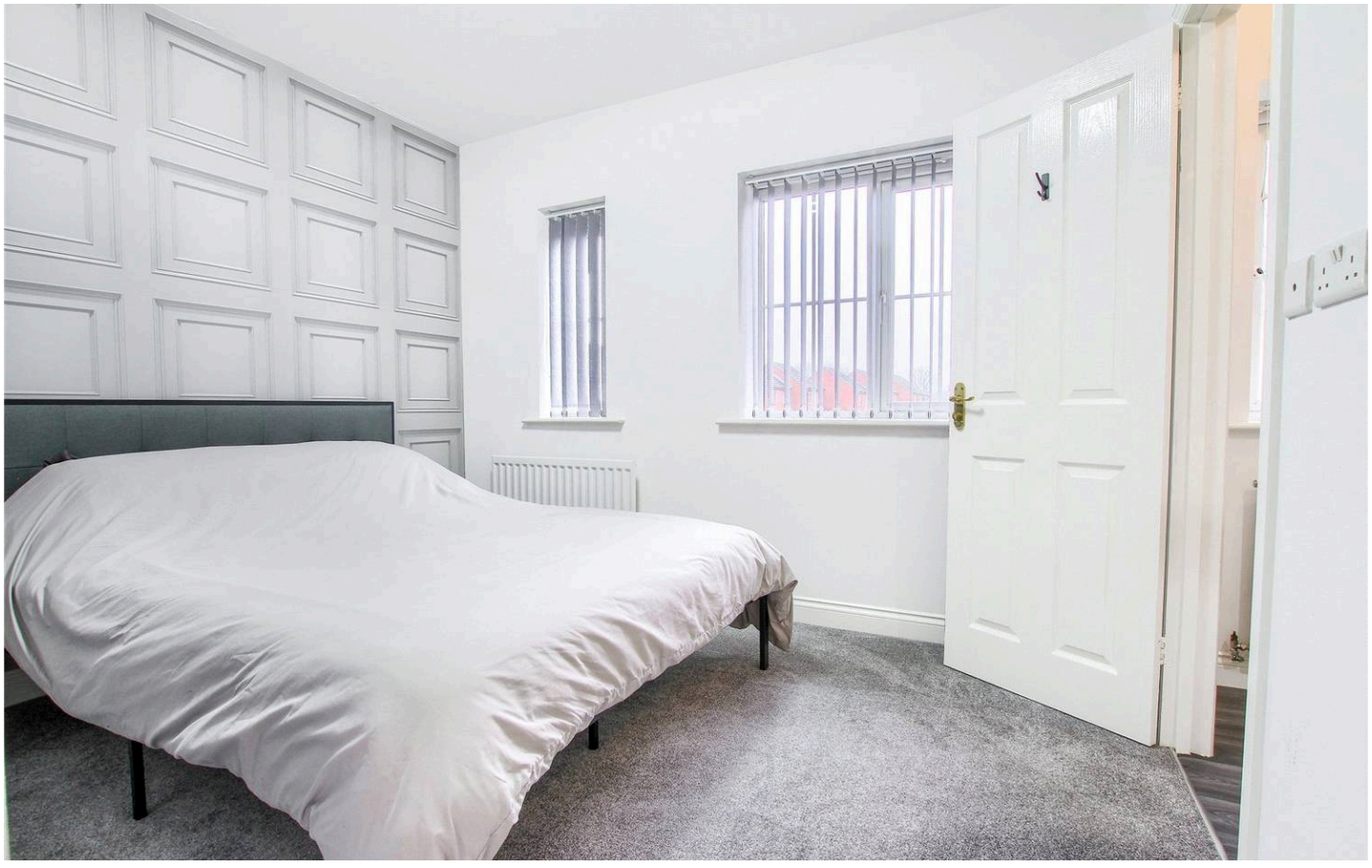






Buyers Identification Check(s)

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.

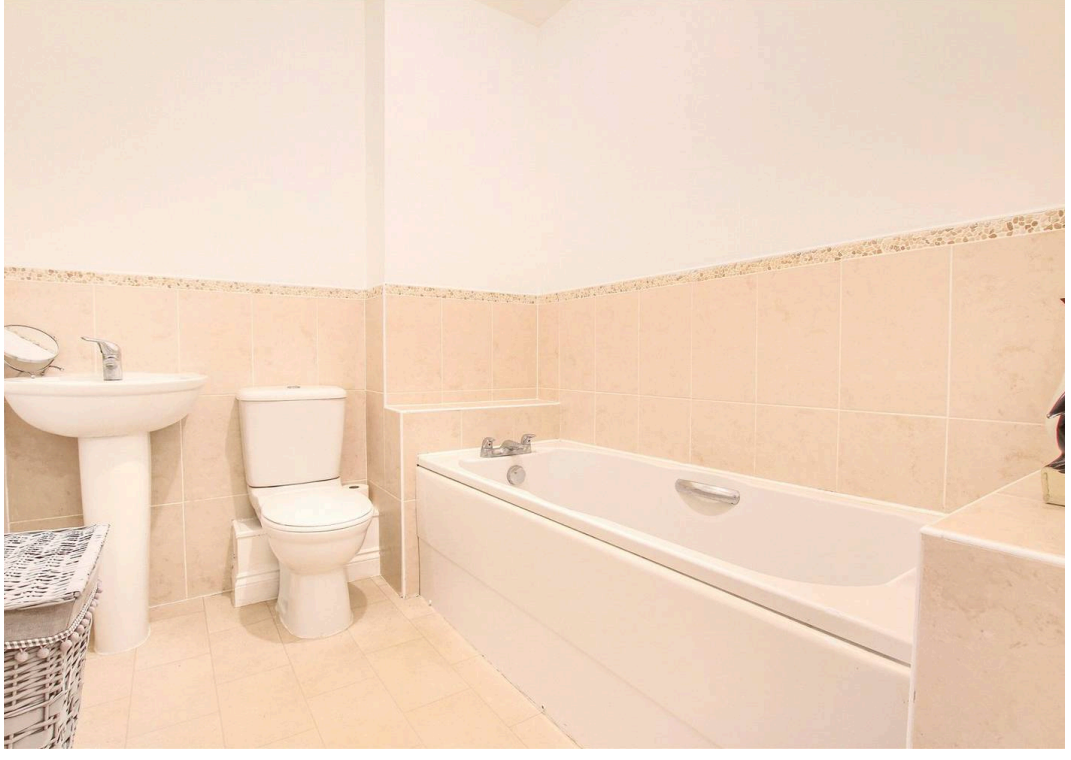


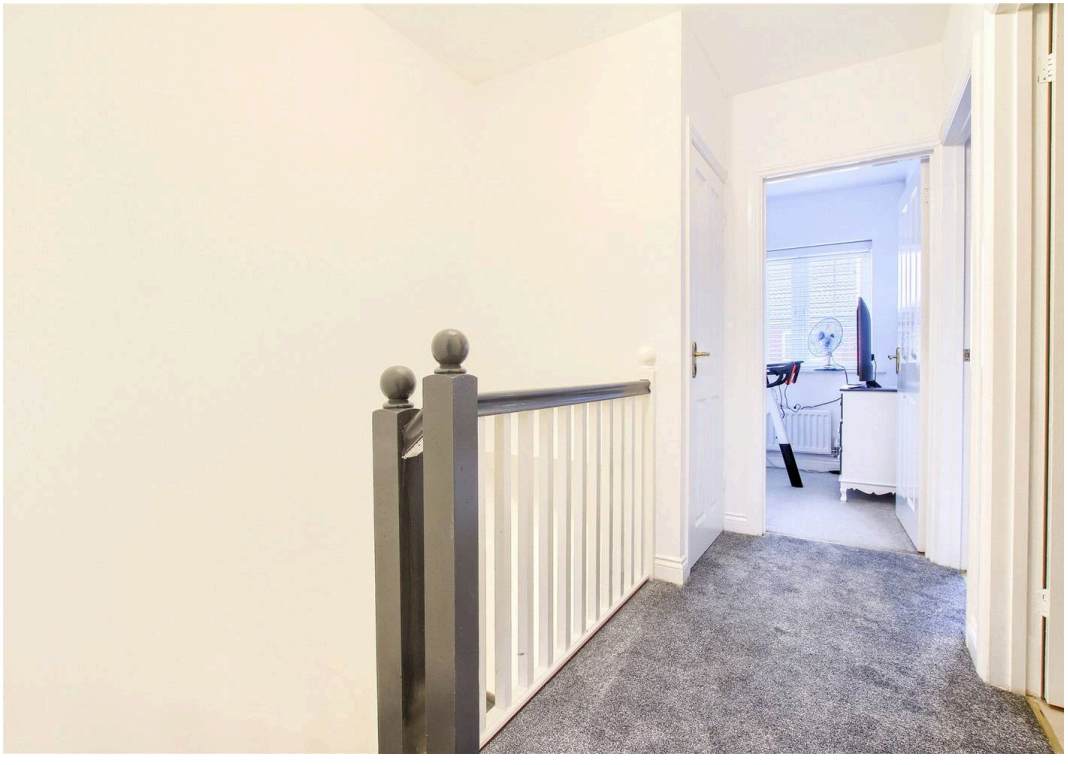




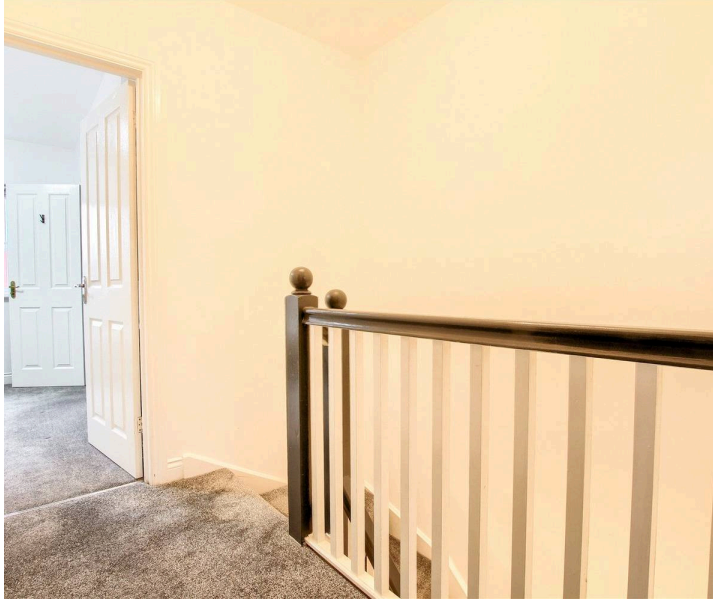


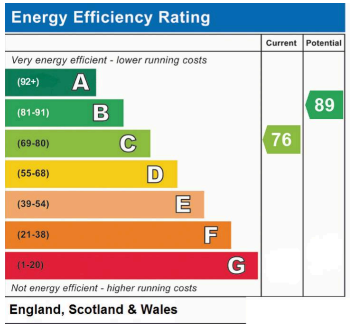


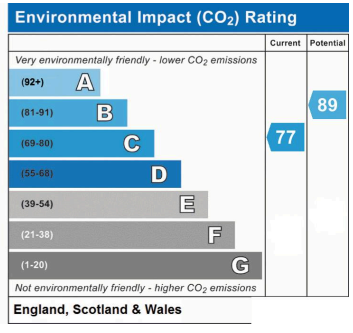




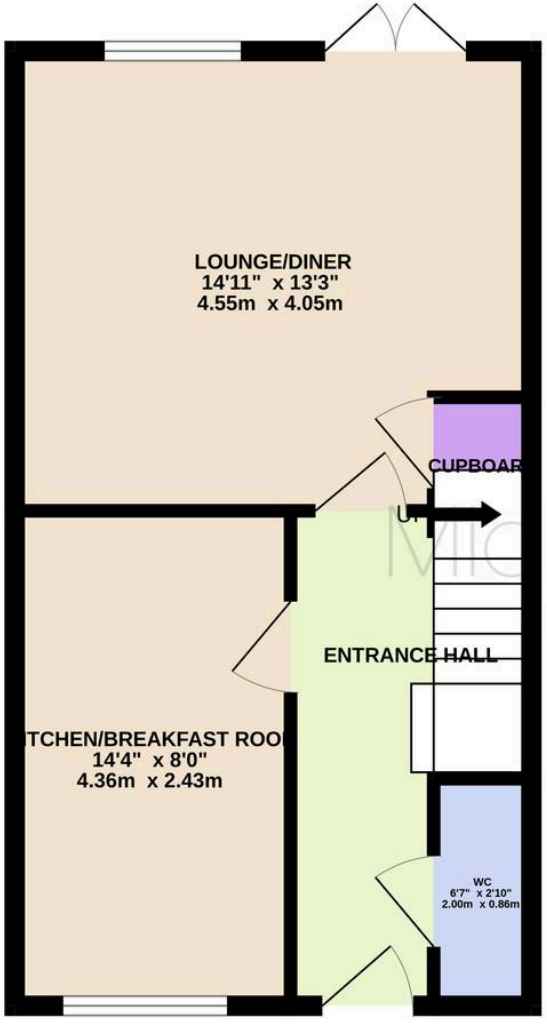




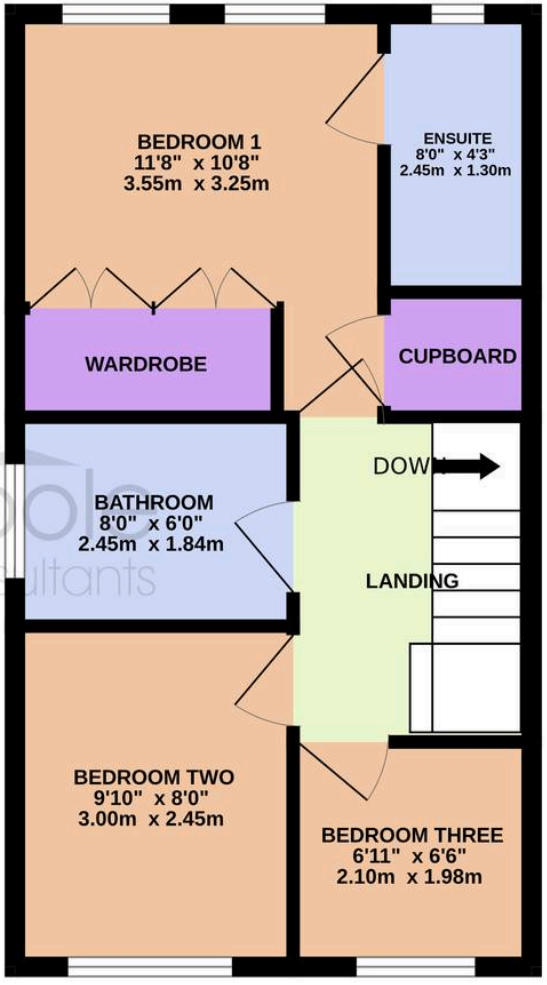

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
89
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
77
89
England, Scotland & Wales

GROUND FLOOR



1ST FLOOR



Michael Poole
property consultants

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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