



Charlton Close, BILLINGHAM TS23 4DG

welcome to

Charlton Close, BILLINGHAM

Further benefits include double glazing, gas central heating and the advantage of no forward chain. Early viewing is strongly recommended to fully appreciate the space, flexibility and quality this superb family home has to offer.

Entrance Hall

Double glazed door to front, stairs to first floor, built in understairs storage cupboard, tiled floor, radiator.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, double glazed window to side.

Kitchen / Diner

White wall and base units with roll edge worktops, part tiled walls, 1. 1/2 sink and drainer with mixer tap, built in electric oven and gas hob with extractor over, plumbing for dishwasher and washing machine, spotlights, space for dining table, double glazed window and french doors to rear, tiled flooring, radiator.

First Floor Landing

Laminate flooring, built in storage cupboard housing hot water cylinder, double glazed window to side and front, radiator.

Lounge

Double glazed french doors to rear with Juliette balcony, laminate flooring, radiator.

Bedroom 4/Additional reception

Double glazed window to front, laminate flooring, radiator.

Bathroom

Panelled bath and mixer tap with shower attachment, low level WC, wash hand basin with mixer tap on a vanity unit, part panelled walls, extractor fan.

Second Floor Landing

Double glazed window to side, laminate flooring, loft access, built in storage cupboard, radiator.

Bedroom 1

Double glazed window to front, laminate flooring, 3 door mirror sliding wardrobes.

En Suite

Enclosed shower, wash hand basin, low level WC, extractor fan, radiator, vinyl flooring, double glazed window to front.

Bedroom 2

Double glazed window to rear, laminate flooring, radiator.

Bedroom 3

Double glazed window to rear, laminate flooring, radiator.

Externally

Front

Double width driveway leading to single garage, gated access to rear garden.

Rear Garden

Beautifully kept and easily maintained, laid to a mix of artificial lawn, decking and imprinted patio with canopy over, outdoor lighting.

Garage

Up and over door to front, power, lighting.

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.





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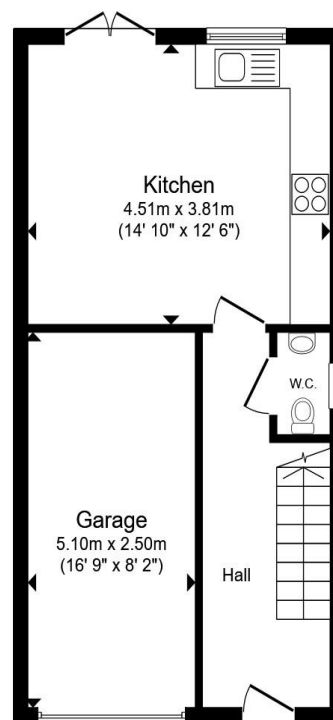
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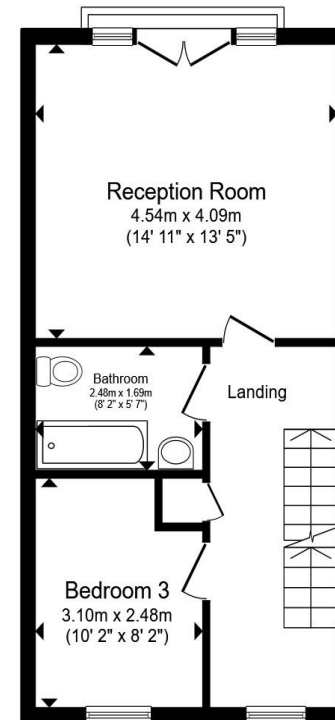
- EN SUITE
- DOUBLE DRIVEWAY
- GARAGE
- CUL-DE-SAC LOCATION
- JULIETTE BALCONY

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

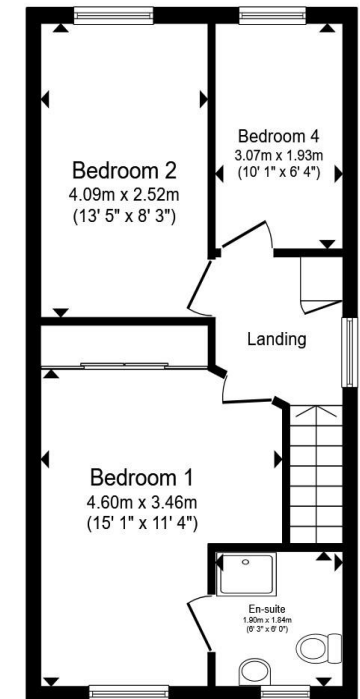
£175,000



Ground Floor



First Floor



Second Floor

Total floor area 121.9 m² (1,312 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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Property Ref:
BIL109629 - 0005

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.

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