



Cotswold Crescent, Billingham TS23 2PP

welcome to

Cotswold Crescent, Billingham

- CLOSE TO LOCAL SCHOOL
- DRIVEWAY
- CLOSE TO AMENITIES
- GARAGE
- WRAP AROUND REAR GARDEN

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

£105,000

view this property online mannersandharrison.co.uk/Property/BIL109656



Property Ref:

BIL109656 - 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.

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Entrance Hall

UPVC door, stairs to first floor, laminate flooring, radiator.

Lounge

Double glazed window to front, carpet flooring, understairs storage cupboard housing electrics, radiator.

Kitchen

Oak effect wall and base units with roll top work surfaces, integrated electric oven with hob and extractor, space for appliances, double glazed window to rear, UPVC door to rear, lino floor, radiator.

First Floor Landing

Double glazed window to side, carpet flooring, loft hatch (insulated, no boarding).

Bedroom 1

2 double glazed windows to front, carpet flooring, storage cupboard, radiator.

Bedroom 2

Double glazed window to rear, carpet flooring, radiator.

Bedroom 3

Double glazed window to rear, carpet flooring.

Bathroom

Double glazed window to rear, radiator, fully tiled walls, low level WC, bath with electric shower over, glass panel, pedestal wash hand basin, lino flooring.

Externally

Front

Laid to lawn, driveway, side gated access.

Garage

Single.



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