GowlandWhite

Sandy Lane, Billingham, Stockton-on-Tees, TS22 5AG

SOLD WITHIN 7 DAYS!!Offered to the market with no onward chain, this mature three bedroom semi-detached home occupies a highly sought-after position in Billingham, enjoying a delightful rear aspect backing directly onto the golf course.

"Winshill" a 1930s style home, the property retains a wealth of original character and period charm, offering an exciting opportunity for buyers looking to create a wonderful family home in a prime location.
The accommodation begins with a welcoming entrance hall leading to a spacious and light-filled lounge/dining room. A beautiful bay window to the front and doors opening onto the rear garden create a bright and inviting living space, ideal for both everyday family life and entertaining.
The kitchen flows through to a generous utility room, which provides access to a ground floor WC and the integral garage, complete with electric doors.

To the first floor are three well proportioned bedrooms and a family bathroom. A paddle staircase provides access to a useful loft room, benefiting from power and lighting, offering excellent additional storage or hobby space.

Externally, the property benefits from a substantial block paved driveway to the front, providing off-street parking for multiple vehicles and access to the integral garage. To the rear is a mature garden featuring a lawn, established shrubs, patio areas, and a charming pond. Surrounded by trees and backing onto the golf course, the garden has a good level of privacy and provides a peaceful setting for families, keen gardeners, and outdoor enthusiasts.

Conveniently located for local amenities and excellent transport links, this characterful home offers superb potential. Early viewing is highly recommended to appreciate the location, space, and opportunity on offer.

£210,000

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HALLWAY

LOUNGE/DINING ROOM
25'10" x 12'11" (7.87m x 3.94m)

KITCHEN
9'3" x 9'2" (2.82m x 2.79m)

UTILITY ROOM
10' x 8'3" (3.05m x 2.51m)

DOWNSTAIRS WC
3'5" x 3' (1.04m x 0.91m)

LANDING

BEDROOM ONE
14'5" x 12'11" (4.39m x 3.94m)

BEDROOM TWO
12'11" x 12'11" (3.94m x 3.94m)

BEDROOM THREE
9'4" x 7'6" (2.84m x 2.29m)

SHOWER ROOM
9'3" x 7'11" (2.82m x 2.41m)

LOFT ROOM
18'2" x 15'1" (5.54m x 4.60m)

INTEGRAL GARAGE
17' x 8'11" (5.18m x 2.72m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

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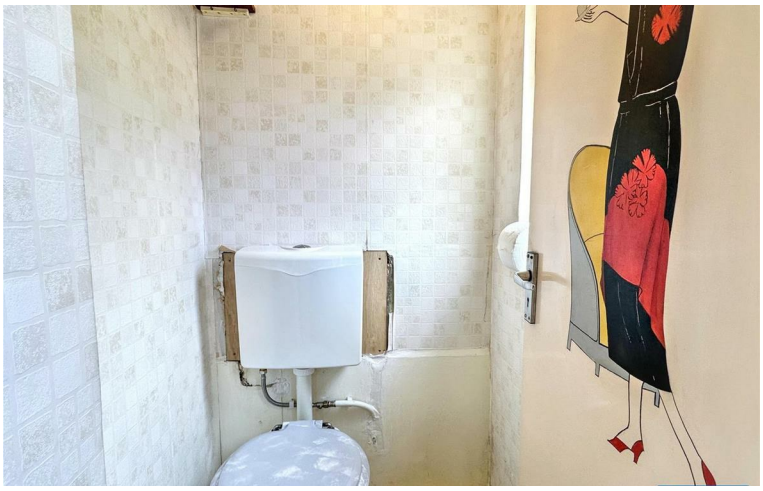

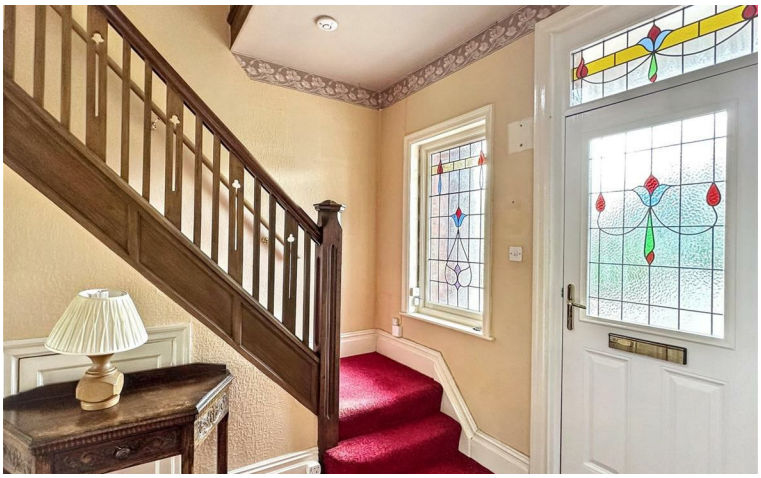

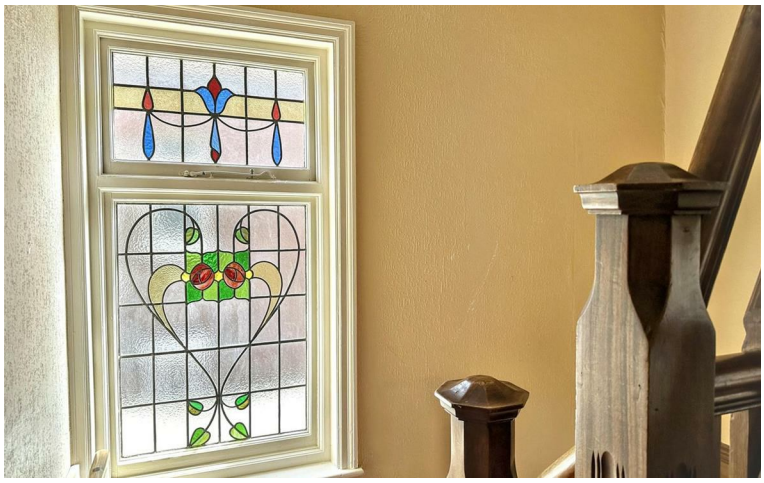

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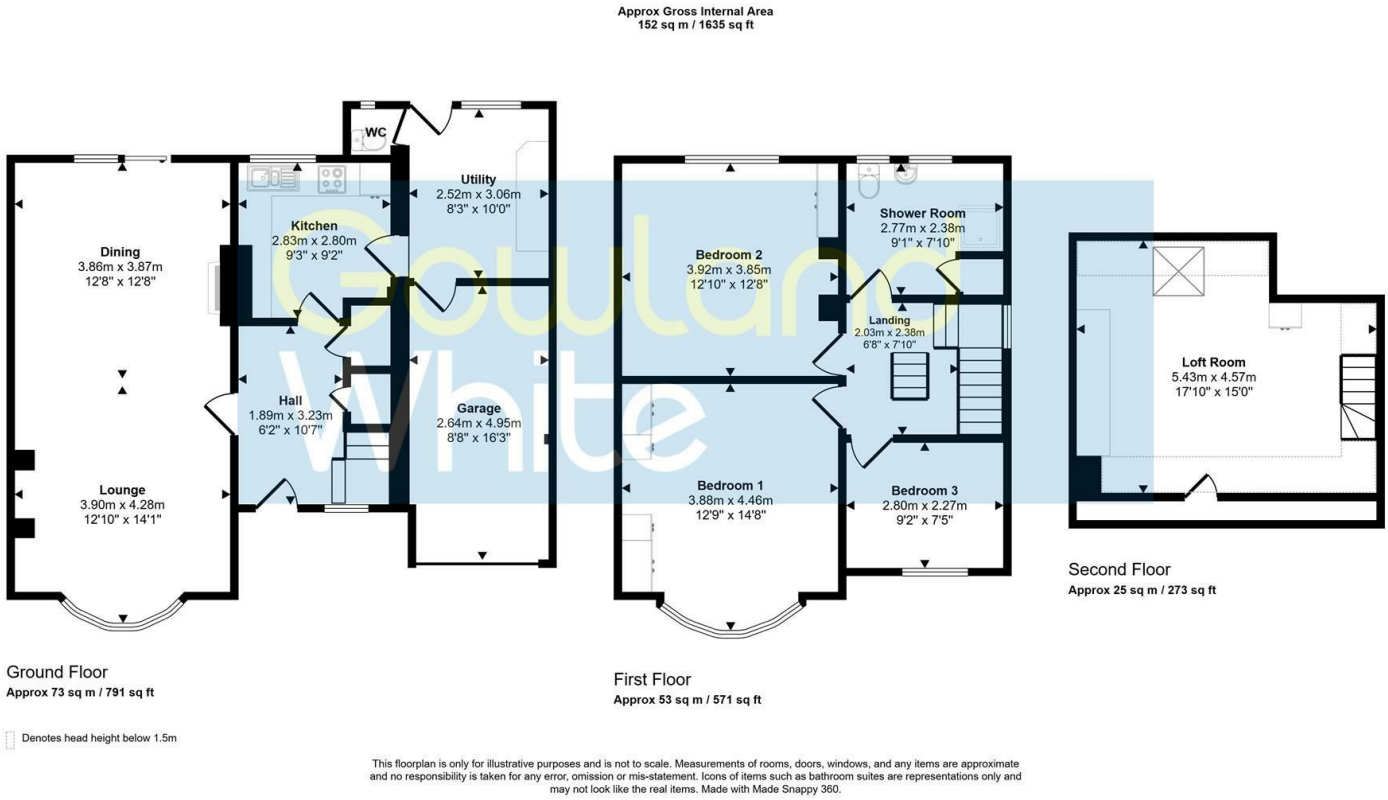

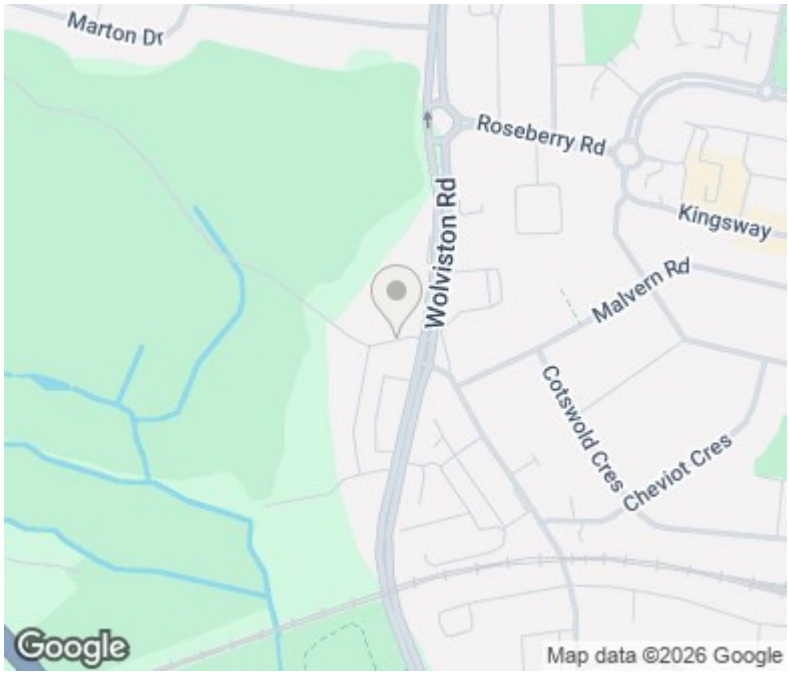

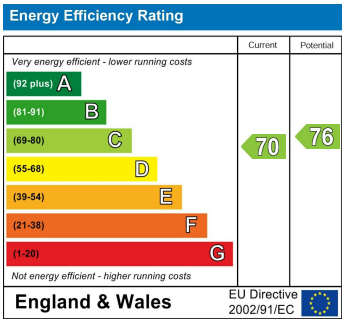

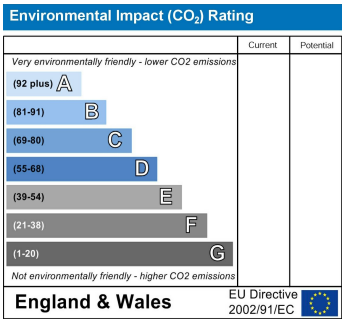

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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