





North Park,Billingham TS23 3SX

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welcome to

North Park, Billingham

Further benefits include double glazing, gas central heating, no onward chain and an extended lease with over 100 years remaining, providing peace of mind for years to come. A fantastic opportunity to purchase a ready to move into home in a peaceful location with rare outdoor space.

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.

Inner Hall
Doors to all rooms, built in storage cupboard.

Open Plan Lounge / Kitchen
Lounge area - double glazed bay window to front, laminate flooring, radiator.

Kitchen area - modern, recently installed kitchen, wall and base units, roll edge worktops, breakfast bar, space for cooker, space for under counter fridge, plumbing for washing machine, stainless steel sink and drainer with mixer tap.

Bedroom 1
Double glazed french doors to rear, fitted three door fitted sliding wardrobes, housing Baxi combination boiler, radiator, laminate flooring.

Bathroom
Modern suite, recently installed, panel bath and mixer tap with over head shower and glass screen, pedestal wash hand basin and mixer tap, low level WC, part panelled walls, double glazed window to rear, chrome heated towel rail.

Externally

Front Garden
Open plan pebbled area to the front.

Rear Garden
Enclosed, with a fenced border, not overlooked, laid to patio, pebbles and some mature shrubbery, outdoor tap, lighting.

Allocated Parking To Rear









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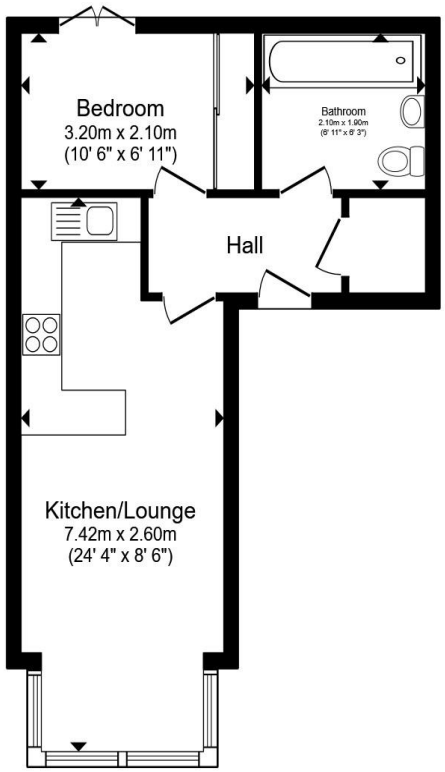
North Park, Billingham

- QUIET CUL DE SAC LOCATION
- FRONT AND REAR GARDENS
- EASY LOW MAINITENANCE LIVING
- READY TO MOVE INTO
- ALLOCATED PARKING TO REAR

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1464.35
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 02 Apr 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£76,000



Total floor area 38.2 m² (412 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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The Property Ombudsman

Property Ref:
BIL109756 - 0003

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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