



This fantastic detached bungalow is a wonderful opportunity for buyers seeking a home that is ready to move straight into. Beautifully presented throughout, the property has been maintained to a high standard and offers stylish, comfortable living in a highly desirable residential area of Billingham.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to the main accommodation, along with a convenient cloakroom/WC. The generously sized lounge is tastefully decorated and creates a warm and inviting atmosphere, featuring an attractive fireplace and surround as its central focal point. Large doors open directly onto the rear garden, allowing plenty of natural light to flow through the room, while an additional doorway provides easy access to the kitchen.

The kitchen is well-appointed and offers ample storage and workspace, making it ideal for both everyday living and entertaining. The bungalow benefits from two well-proportioned double bedrooms, one of which is enhanced by fitted wardrobes, providing excellent storage solutions. Completing the internal accommodation is a contemporary bathroom fitted with modern fixtures and finished to an excellent standard.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking and access to the garage. The enclosed rear garden offers a private and pleasant outdoor space, perfect for relaxing, gardening, or enjoying time with family and friends.

**Bonington Crescent, Billingham, TS23 3WJ**

**2 Bed - Bungalow - Detached**

**£250,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



# Bonington Crescent, Billingham, TS23 3WJ

## HALLWAY

uPVC front door, double glazed window to side aspect, tiled flooring, radiator.

## CLOAKROOM/WC

Double glazed window to front aspect, radiator, tiled flooring, vanity wash hand basin, WC.

## LOUNGE

Double glazed windows to front and side aspects, two radiators, fire and surround, flooring.

## KITCHEN

## LOBBY

Storage cupboard, carpet.

## BEDROOM

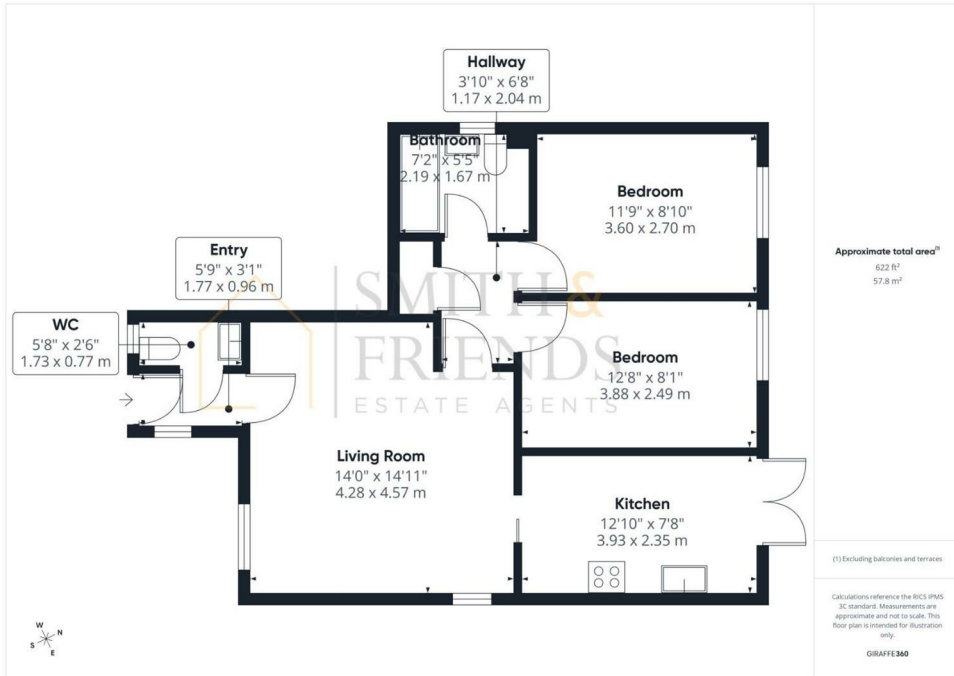
Double glazed window to rear aspect, radiator, carpet.

## BEDROOM

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

## BATHROOM

Double glazed window to side aspect, bath, shower, vanity wash hand basin, WC, tiled flooring, heated towel rail, spot lights.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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