

THE CAUSEWAY, BILLINGHAM, STOCKTON-ON-TEES, TS23 2EU

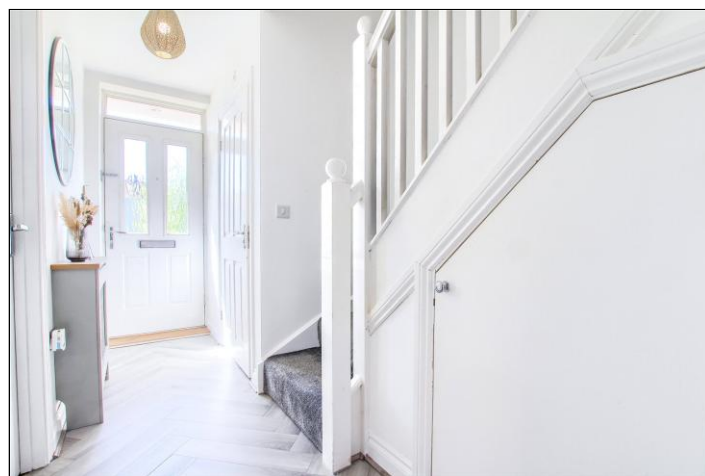


- ▲ Modern Three Bedroom/Three Storey Town House Style Property
- ▲ Pleasantly Located in Quiet, Yet Really Convenient College Gardens Location
- ▲ Would Make a Perfect First Time Buyer Home or An Excellent 'Ready to Go' Rental Property
- ▲ Master Bedroom with Built-In Wardrobes & Shower Room En-Suite
- ▲ Landscaped Rear Garden with Large Patio Area, Astro Turf Grass & Timber Shed
- ▲ Allocated Parking for Two Cars
- ▲ Smart Modern Kitchen Units & Comfy Rear Lounge/Diner with French Doors

£160,000

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Whether you're looking to get a first-time home of your own or making a sound property investment, this three bedroom/three storey modern style town house could be your ideal buy!

Featuring a wonderfully presented landscaped rear garden with porcelain patio area, off street parking, UPVC double glazing and central heating with a combi boiler.

The nicely presented, spotlessly clean interior comprises entrance hall with cloakroom/WC, kitchen with smart modern style units and comfortable rear lounge/diner with French doors. The first floor has the master bedroom with built in wardrobes, Juliet style balcony and shower room en-suite, bedroom two and family bathroom. The large third bedroom takes over the whole of the second floor.

GROUND FLOOR

ENTRANCE HALL

With woodgrain effect laminate flooring, staircase to the first floor, under stairs cupboard and radiator.

CLOAKROOM/WC

With a modern white dual flush close couple WC, wash hand basin, tiled floor, radiator, extractor fan and tile effect vinyl flooring.

KITCHEN - 3.5m x 2.46m (11'6" x 8'1")

Fitted with a smart range of modern style woodgrain effect wall, drawer and floor cupboards with under unit lighting, roll top wood effect work surfaces with matching splash backs and single drainer stainless steel one and a half bowl sink unit with mixer taps over. Built-in stainless steel electric oven and four ring gas hob with stainless steel splash back and stainless steel extractor canopy over. Space for washing machine and fridge freezer. Woodgrain effect laminate flooring and radiator.

REAR LOUNGE/DINER - 4.62m x 4m (15'2" x 13'1")

UPVC double glazed French doors open onto the rear garden, woodgrain effect laminate flooring and two radiators.

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FIRST FLOOR

LANDING

Staircase to the second floor and radiator.

MASTER BEDROOM - 3.3m x 2.6m (10'10" x 8'6")

Built-in wardrobes across one wall and a separate deep built-in cupboard housing Potterton gas fired combination boiler. Radiator and UPVC double glazed French doors open onto a rear facing Juliet style balcony. Connecting door into ...

EN-SUITE SHOWER ROOM

With a modern white suite comprising double shower cubicle with thermostat mixer shower unit, pedestal wash hand basin, dual flush close couple WC, co-ordinated tiled splash backs, radiator, tile effect vinyl flooring and extractor fan.

BEDROOM TWO - 2.36m x 2.13m (7'9" x 7')

With radiator.

FAMILY BATHROOM

With a modern white suite comprising panelled bath, pedestal wash hand basin, dual flush close couple WC, co-ordinated tiled splash backs, tile effect vinyl flooring, radiator and extractor fan.

SECOND FLOOR

LANDING AREA

With radiator.

BEDROOM THREE - 3.7m (12'2") plus depth of window recess's x 3.53m (11'7")

Front and rear facing windows and two radiators. Deep built-in wardrobe and access to the loft space.

EXTERNALLY

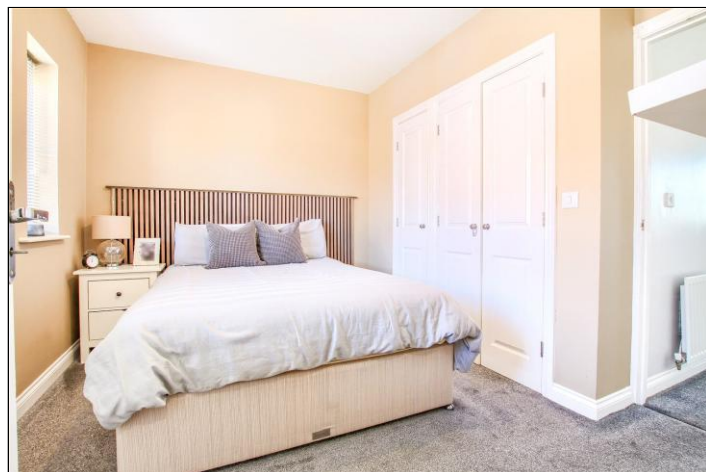
GARDENS & PARKING

There is a small open plan front garden and a landscaped rear garden with astro turf lawn, porcelain tiled patio area and pathway, timber shed, rear gated access to the parking area and side gated access leads to the side of the property.

AGENTS REF: - MH/LS/BIL260126/12052026

Council Tax Band: C **Tenure:** Freehold

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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