



Bannockburn Way, Billingham TS23 3QL

welcome to

Bannockburn Way, Billingham

A truly delightful, 3 bedroom, mid-terrace family home, ideally suited to first-time buyers and young families alike, enjoying a warm and welcoming feel from the moment you step inside.

Entrance Hall

Double glazed door to front, laminate flooring, stairs to first floor, built in under stairs storage cupboard, radiator, doors to WC and lounge.

Cloakroom

Low level WC, vanity wash hand basin with mixer tap, vinyl flooring, double glazed window to side.

Lounge

Double glazed window to front, coving, attractive fireplace with electric fire, wall lights, radiator.

Dining Room

Double glazed window to rear, laminate flooring, coving, radiator, door into kitchen.

Kitchen

Range of wall and base units and roll edge work tops, part tiled walls, stainless steel sink and drainer with mixer tap, built in electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed door and window to rear.

First Floor Landing

Loft access, built in storage cupboard housing Worcester combination boiler.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, 3 door wardrobe in alcove, radiator.

Bedroom 3

Double glazed window to front, built in storage cupboard over bulk head, radiator.

Bathroom

Double sized shower, tiled walls, low level WC, wash hand basin and mixer tap on vanity unit, vinyl flooring, radiator, double glazed window to rear.

Externally

Front

Small stone chipped area, overlooks a picturesque Green.

Rear Garden

Brick built store with power and lighting, enclosed and not overlooked, laid to a mix of lawn, pebbles and patio with planted borders, gated access to rear.

Parking

Unallocated parking is available to both the front and rear.





view this property online mannersandharrison.co.uk/Property/BIL109519



welcome to

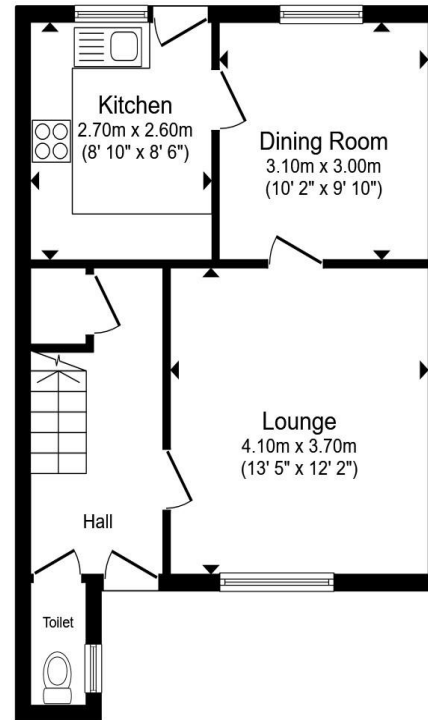
Bannockburn Way, Billingham

- SOLAR PANELS
- NO ONWARD CHAIN
- READY TO MOVE INTO
- 2 RECEPTION ROOMS
- OVERLOOKS A PICTURESQUE GREEN

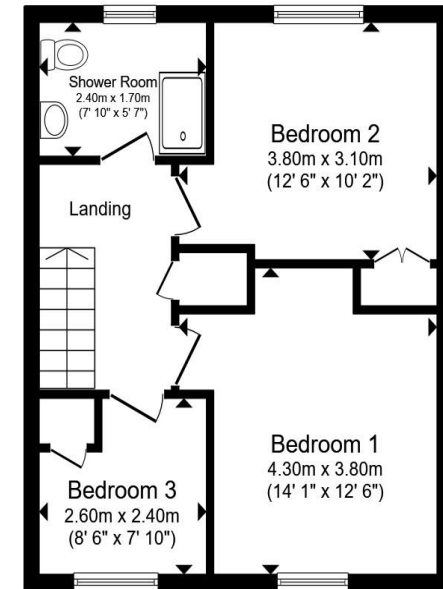
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£80,000



Ground Floor



First Floor

Total floor area 83.4 m² (898 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


manners
& harrison

view this property online mannersandharrison.co.uk/Property/BIL109519



Property Ref:

BIL109519 - 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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk