

23 Barton Crescent, Billingham

Offers Over **£195,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



23 Barton Crescent

Billingham

Ideal Family Home! A Spaciously Extended & Modernised Three Bedroom Semi Detached Featuring a South Facing Rear Garden, Gas Central Heating with a Combi Boiler, Off Street Parking and Garage.

- Spacious Extended Semi with An Open Plan Kitchen/Diner
- Gas Central Heating with a Combi Boiler
- Driveway & Garage

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Ideal family home! A spaciously extended and modernised three bedroom semi-detached featuring a south facing rear garden, gas central heating with a combi boiler, off street parking and garage.

The property comprises entrance hall, lounge, and open plan kitchen/diner. On the first floor there are three bedrooms and bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







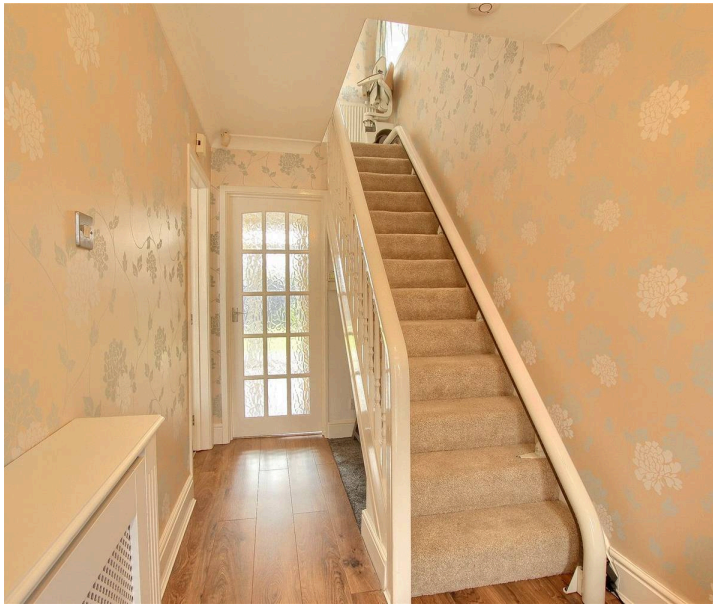



Water Dispenser

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

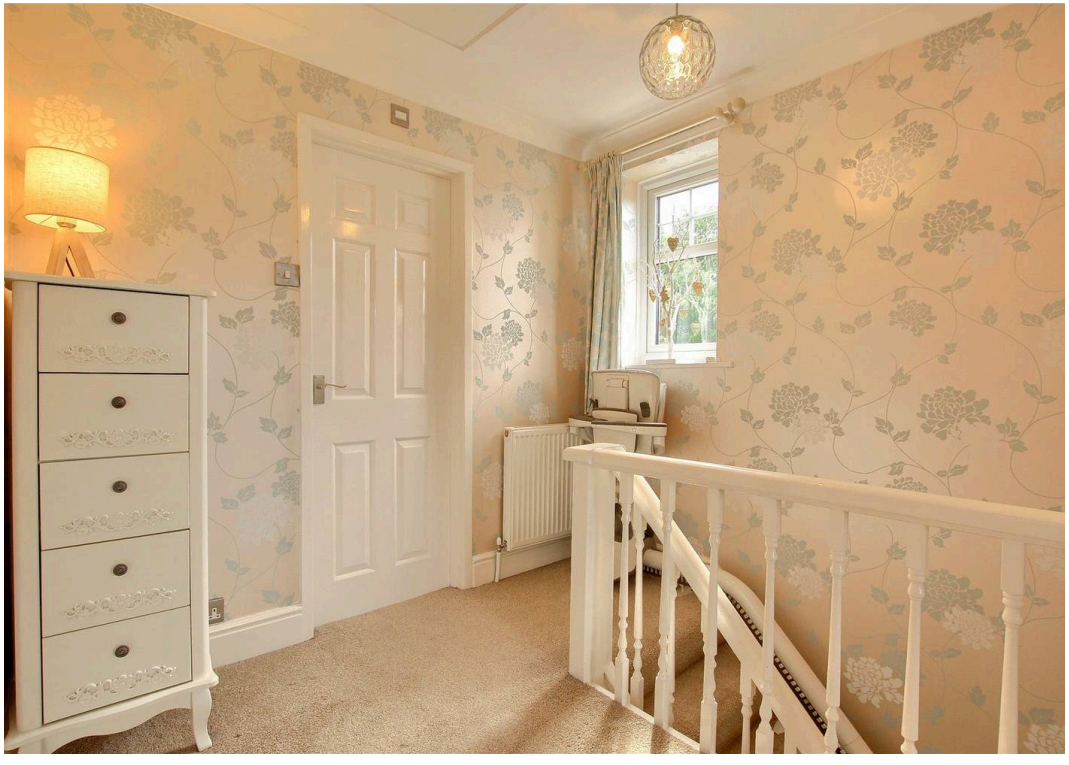












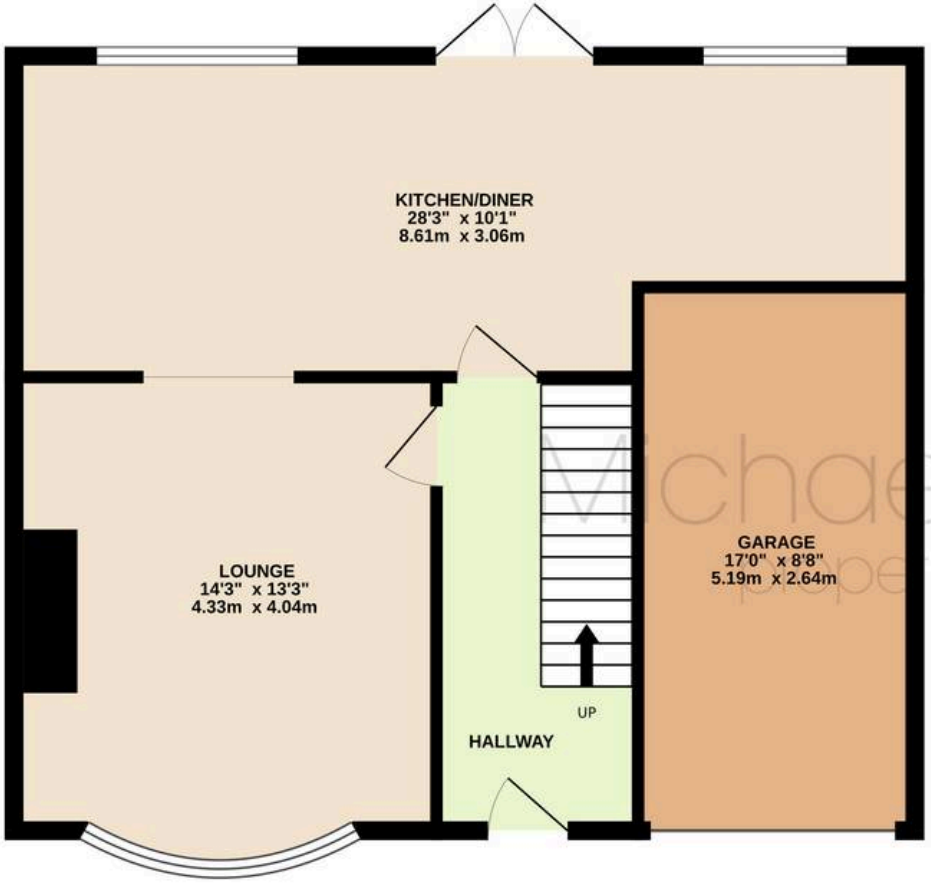




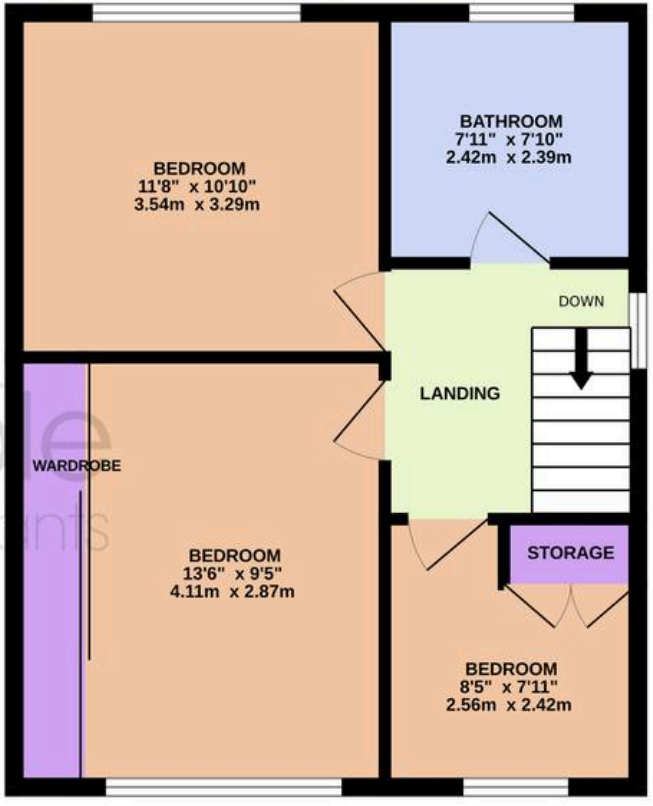
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GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

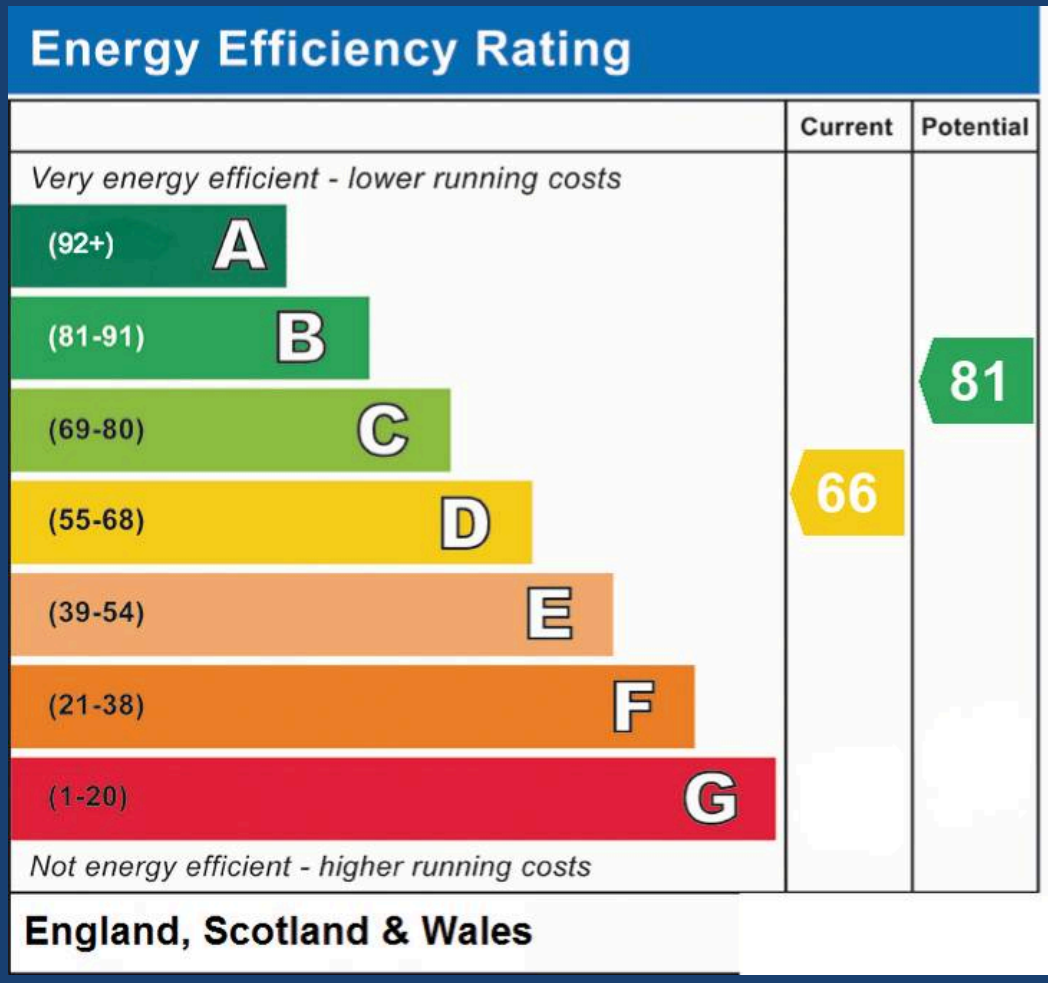


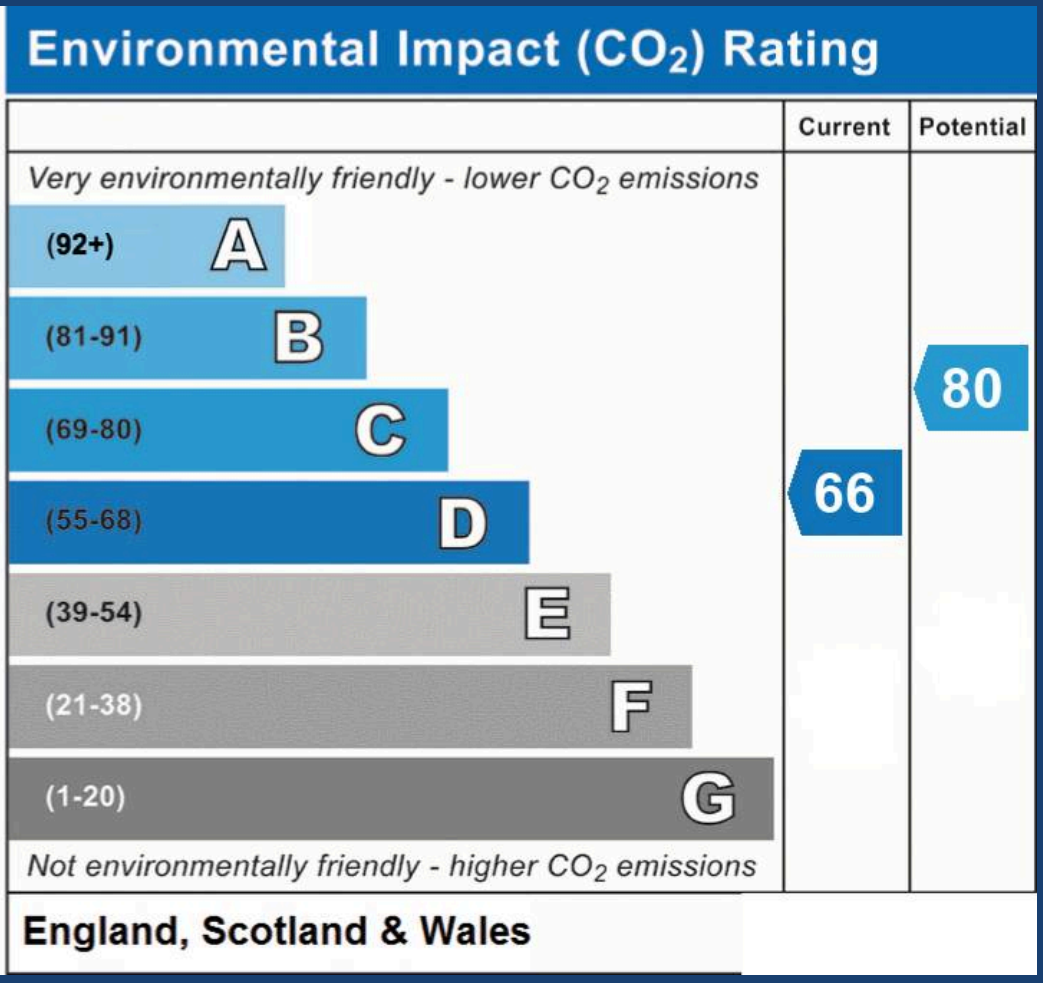
Michael Poole property consultants

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

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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