



29 Whitehouse Road, Billingham
£230,000





29 Whitehouse Road

Billingham

Location, Location, Location.... And It Doesn't Get Any Better Than This! Backing onto the 2nd Fairway of Billingham Golf Course with No Onward Chain & Has A Sunny Southerly Facing Garden.

- A Great Example of a Semi Detached House with No Onward Chain
- Perfect Property to Put your Own Stamp On it!
- Rarely Available to the Market
- Fabulous Location with Southerly Facing Rear Garden Backing Onto 2nd Fairway of Billingham Golf Course
- Three Double Bedrooms & Bathroom
- Detached Garage & Car Parking Space on The Driveway
- UPVC Double Glazed Window & Gas Central Heating

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This is a great example of a rarely available home that you can put your own stamp on it!

It is a lovely family size home in a superb location, backing onto the 2nd fairway of Billingham Golf Course and it has a generous southerly facing rear garden which catches the sun perfectly.

It also has the advantage of no onward chain, gas central heating, detached garage, car parking and UPVC double glazing.

Comprising very briefly entrance hallway with cloakroom/WC and utility room, 17ft lounge, dining room and kitchen.

The first floor has landing, three double bedrooms and bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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.

Services

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.





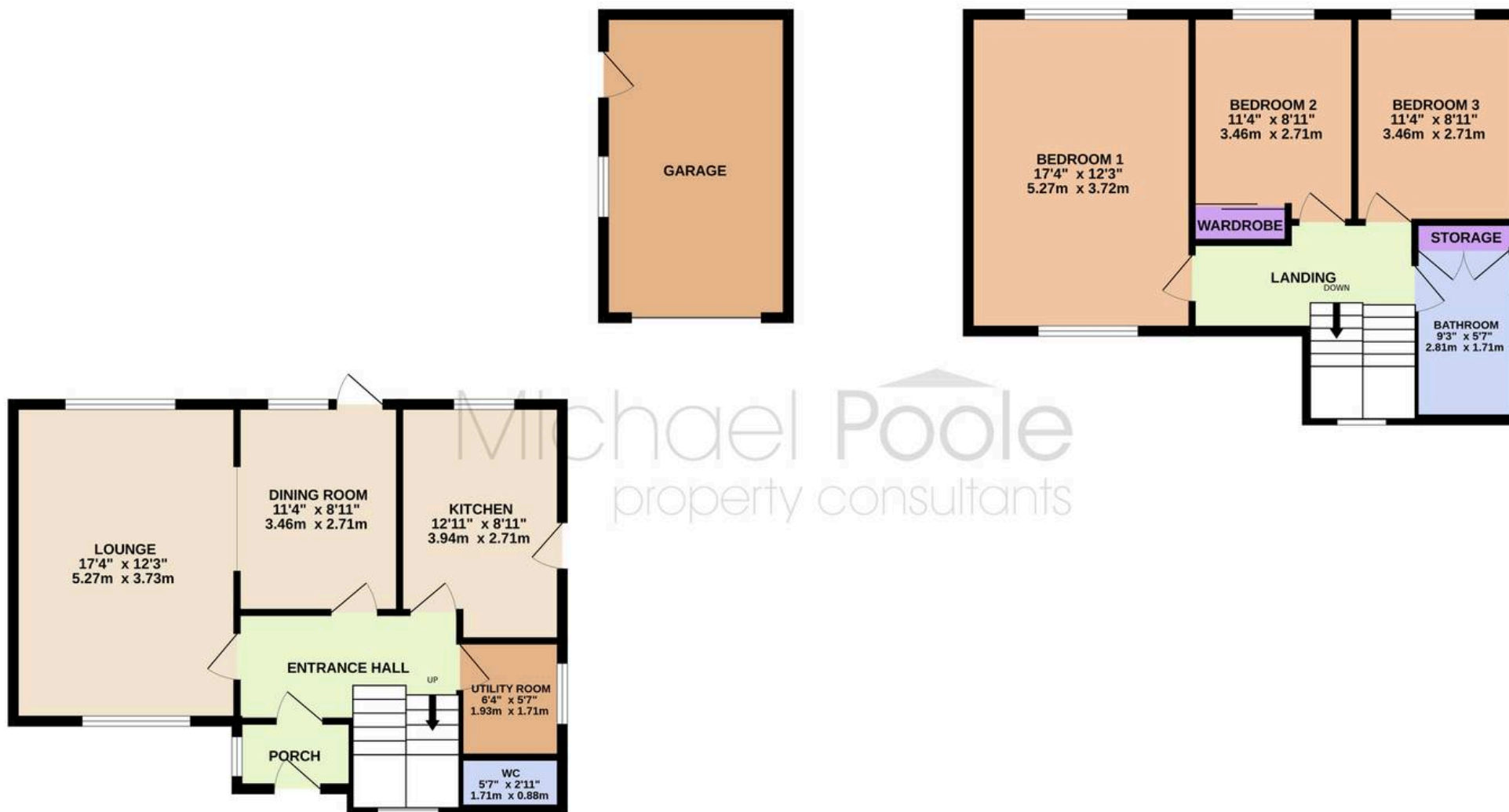




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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