



Weardale Crescent, Billingham TS23 1BB

welcome to

Weardale Crescent, Billingham

Situated in a popular residential area of Billingham, this beautifully presented, three bedroom, semi-detached home offers stylish, modern living with generous indoor and outdoor space, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize.

Entrance Hall

UPVC door, stairs to first floor, spotlights.

Cloakroom

Low level WC, vanity wash basin, wood effect flooring, radiator, storage cupboard.

Lounge

Double glazed window to front, french doors to conservatory, wood effect flooring, feature fire, radiator.

Conservatory

Double doors to rear garden, wood effect floor.

Kitchen

Double glazed window to front, radiator, UPVC door to rear, wood effect flooring, range of high gloss wall and base units, stainless steel 1. 1/2 bowl sink and drainer, feature tiled splashback, induction hob, electric oven and extractor, space for appliances.

First Floor Landing

Double glazed window to rear, loft hatch, carpet flooring.

Bedroom 1

Double glazed window to front, radiator, carpet flooring, storage cupboard.

Bedroom 2

Double glazed window to front, radiator, carpet flooring, spotlights.

Bedroom 3

Double glazed window to rear, radiator, carpet flooring.

Bathroom

Double glazed window to rear, radiator, wood effect flooring, walk in shower, vanity wash basin, low level WC, part tiled walls, spotlights.

Externally

Rear Garden

Storage shed, summer house with electrics, laid to lawn with paved walkway.

Garage

Lighting, electrics.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/BIL109724



welcome to

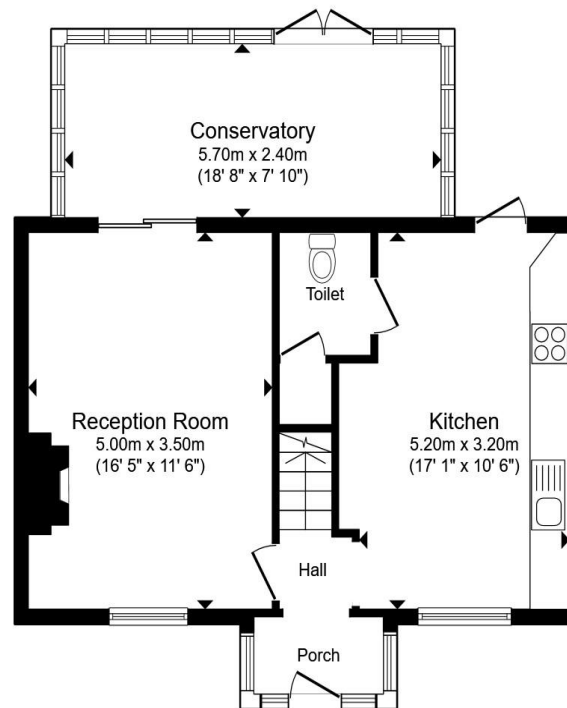
Weardale Crescent, Billingham

- POPULAR LOCATION
- CONSERVATORY
- DOUBLE DRIVEWAY
- READY TO MOVE STRAIGHT INTO
- MODERN

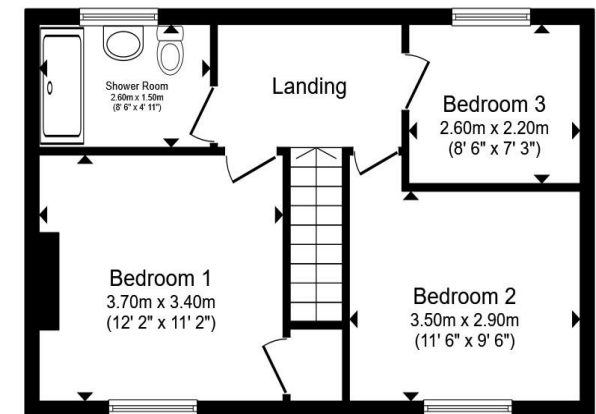
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Ground Floor



First Floor

Total floor area 100.1 m² (1,077 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/BIL109724



Property Ref:

BIL109724 - 0004

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