



**Bannockburn Way, Billingham TS23 3QN**

**welcome to**

## **Bannockburn Way, Billingham**

With no forward chain, this property is ready to welcome its next chapter. Early viewings are strongly encouraged to truly appreciate the quality, warmth and charm of this exceptional home.

### **Entrance Hall**

Door to front, understairs cupboard, laminate, stairs to first floor, radiator, door leading to WC, lounge and kitchen.

### **Cloakroom**

WC, tiled floor and walls, double glazed window to side, radiator.

### **Lounge**

13' 4" x 12' 1" ( 4.06m x 3.68m )

Double glazed window to front, wall lights, laminate, radiator.

### **Dining Room**

10' 11" x 9' 6" ( 3.33m x 2.90m )

Double glazed window to rear, laminate, radiator.

### **Kitchen**

8' 9" x 8' 5" ( 2.67m x 2.57m )

White gloss fitted kitchen, wall and base units with granite work surfaces and tiled splash surround, sink drainer with mixer tap, built in oven and hob with extractor over, plumbing for washing machine, integrated fridge, tiled floor, double glazed window to rear, door to dining room, double glazed door to rear utility/multi use area

### **Utility/Multi Use Area**

12' 1" maximum x 9' 3" maximum ( 3.68m maximum x 2.82m maximum )

Double glazed door to side garden, plumbing for washing machine, under floor heating, fully tiled walls and floor, double glazed window to side, door to ground floor bathroom and garage.

### **Ground Floor Bathroom**

Low level WC, walk in bath, under floor heating, fully tiled walls and floor, panelled ceiling, spotlights and

extractor fan.

### **First Floor Landing**

Airing cupboard, loft access, laminate flooring.

### **Bedroom 1**

12' 4" max including entrance x 10' maximum ( 3.76m max including entrance x 3.05m maximum )

Double glazed window to rear, built in wardrobes, TV point, laminate, radiator.

### **Bedroom 2**

11' 9" x 10' 1" ( 3.58m x 3.07m )

Measurements including entrance not including sliding fitted wardrobes, double glazed window to front, radiator, TV point, fitted and built in wardrobe, laminate.

### **Bedroom 3**

8' 4" x 7' 8" ( 2.54m x 2.34m )

Maximum measurements including bulk head, double glazed window to front, fitted storage over bulk head, laminate flooring, radiator.

### **Wet Room**

Double glazed window to rear, radiator, Mira Advance electric shower, wash hand basin unit with mixer tap incorporating WC, wet room flooring, extractor fan, full tiling to walls.

### **Externally**

### **Front**

Block paved area to front, overlooking picturesque Green to front.

### **Rear**





Block paved rear garden, garden shed, outdoor tap, light and power socket, gated access to rear, parking available to rear.

### **Garage**

Power and light, remote control roller door.

### **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/BIL109384](https://mannersandharrison.co.uk/Property/BIL109384)



welcome to

## Bannockburn Way, Billingham

- NO FORWARD CHAIN
- EXTENDED
- GARAGE
- CLOAKROOM
- OWNED OUTRIGHT SOLAR PANELS

Tenure: Freehold EPC Rating: A

Council Tax Band: A

**£130,000**



Total floor area 110.6 m<sup>2</sup> (1,191 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](http://www.propertybox.io)

  
manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/BIL109384](http://mannersandharrison.co.uk/Property/BIL109384)



Property Ref:

BIL109384 - 0008

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



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23  
2LY



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**