

WARWICK CRESCENT, BILLINGHAM, STOCKTON-ON-TEES, TS23 4AL



- ▲ Just Move Straight in and Enjoy This Really Smart, Modernised Three Bedroom Terrace House
- ▲ Superb Modern Fitted Kitchen
- ▲ Two Reception Rooms

- ▲ Modern Bathroom
- ▲ Combi Boiler
- ▲ Attractive Gardens
- ▲ No Chain
- ▲ Definitely Worth Viewing!

£120,000

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A terraced house in a popular location is always a good place to start, and this three bedroom example really does make for a perfect first-time buyer home. The property is finished to a lovely standard and is offered to the market with a simple CHAIN FREE SALE.

The tastefully presented interior comprises entrance hall, front lounge, diner and kitchen with a really smart range of modern style units. The first floor has three bedrooms and bathroom with a super modern white three-piece suite.

Other features worthy of a mention include UPVC double glazed windows and exterior doors, and central heating with a combi boiler.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door with glass inlay, radiator and staircase to the first floor.

FRONT LOUNGE - 4.47m x 4.04m (14'8" x 13'3")

With radiator and bay window.

DINING ROOM - 5.1m (max) x 2.7m (16'9" (max) x 8'10")

With radiator, two storage cupboards and woodgrain effect laminate flooring.

KITCHEN - 5.08m x 2.2m (16'8" x 7'3")

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary work surface, one and a half bowl stainless steel sink with mixer tap and drainer, slot in cooker with subway tiled splashback and electric extractor fan over, plumbing for washing machine and dryer, LED downlights, woodgrain effect laminate flooring, radiator and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 3.73m x 3.5m (12'3" x 11'6")

With radiator, alcove cupboard and wardrobes to be included.

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BEDROOM TWO - 3.73m x 2.72m (12'3" x 8'11")

With radiator.

BEDROOM THREE - 2.36m x 1.96m (7'9" x 6'5")

With radiator.

BATHROOM

Fitted with an ultra-modern three-piece suite comprising panelled bath with shower over and glass shower screen, vanity unit with wash hand basin and pull out drawer, dual flush WC, fully tiled walls and woodgrain effect vinyl flooring.

EXTERNALLY

To the front there is a brick boundary wall and alleyway access leading to the rear garden with flagstone patio area, lawn and outside tap.

AGENTS REF: - MH/LS/BIL260171/13042026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

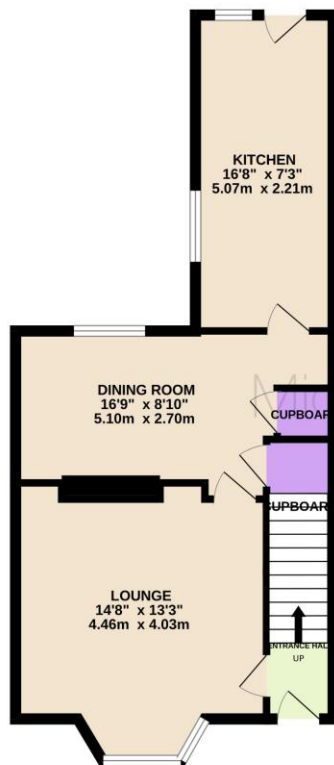
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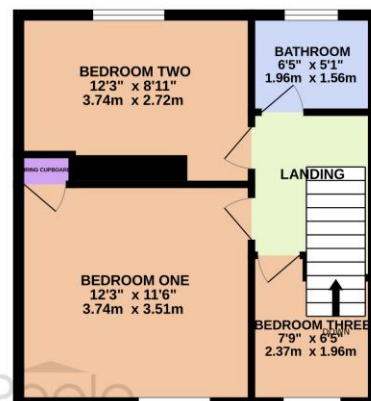
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GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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