





Redworth Road,Billingham TS23 3JF

manners & harrison

welcome to

Redworth Road, Billingham

This beautifully presented and exceptionally well-proportioned, three bedroom, end-terrace family home is ready to move straight into, making it an ideal purchase for first-time buyers, growing families and those seeking spacious accommodation in a convenient setting.

Entrance Hall
Double glazed door to front, stairs to first floor, understairs storage, radiator, coving, door to lounge and kitchen.

L Shaped Lounge / Diner
Double glazed window to front and rear, 2 radiators, attractive fire surround with electric fire, double glazed patio doors to rear, coving, door into kitchen.

Kitchen
Modern fitted kitchen, light grey wall and base units with roll edge worktops, stainless steel sink and drainer with mixer tap, part tiled walls, built in electric oven and hob with extractor over, space for fridge freezer, double glazed window to front and rear, double glazed door to rear, radiator, laminate flooring, coving, spotlights.

First Floor Landing
Coving, built in storage cupboard housing Baxi combination boiler, loft access.

Bedroom 1
Double glazed window to front, built in storage cupboard, coving, radiator.

Bedroom 2
Double glazed window to front, coving, built in storage cupboard, radiator.

Bedroom 3
Double glazed window to rear, coving, radiator.

Shower Room
Walk in shower, pedestal wash hand basin and mixer tap, panelled walls and ceiling, spotlights, double glazed window to rear.

W C
Panelled walls and ceiling, low level WC, spotlights, double glazed window to rear.

Externally

Front
Low maintenance pebbled garden, driveway leading to gated side access.

Rear Garden
Enclosed, fenced borders, generous in size, laid to patio and lawn, garden shed, outdoor tap.

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.









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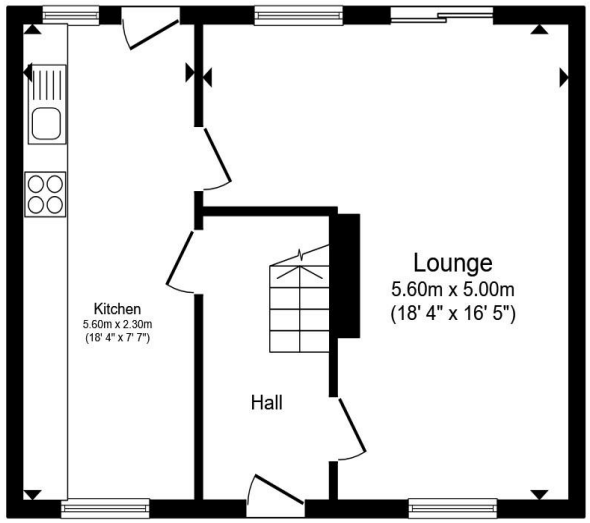
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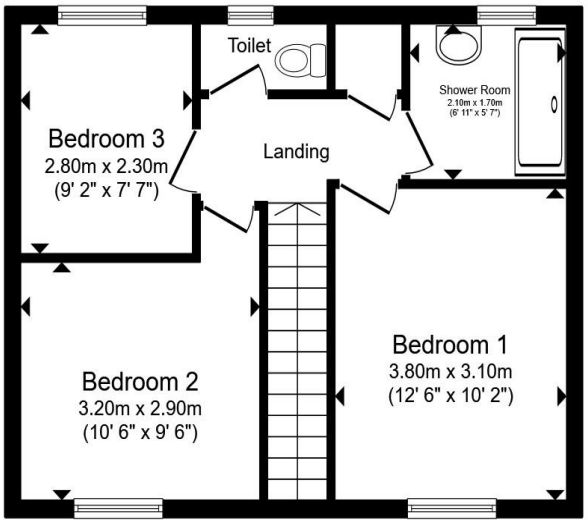
- DRIVEWAY
- READY TO MOVE INTO
- SPACIOUS
- BEAUTIFULLY PRESENTED
- LIGHT & AIRY

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£118,000



Ground Floor



First Floor

Total floor area 84.7 m² (911 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

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The Property Ombudsman

Property Ref:
BIL109697 - 0009

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.

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