



Sutton Place, BILLINGHAM TS23 3AZ

welcome to

Sutton Place, BILLINGHAM

Attention first time buyers! This attractive, three bedroom, semi-detached family home offers spacious, well-proportioned accommodation throughout and is ready to move straight into, while still providing the perfect opportunity to personalise and make it your own over time.

Entrance Porch

Double glazed door to entrance hall, tiled flooring.

Entrance Hall

Stairs to first floor, laminate flooring, understairs storage cupboard, radiator, door to lounge and kitchen

Lounge

Double glazed bow window to front, electric fire and surround, radiator, laminate flooring, coving.

Kitchen

Good range of wall and base units and roll edge worktops, part tiled walls, black 1. 1/2 sink and drainer with mixer tap, built in double electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, large built in understairs storage cupboard, coving, double glazed bow window to front, double glazed window to side, double glazed door to rear, tiled flooring, space for dining table, radiator.

First Floor Landing

Loft access, radiator, 2 built in storage cupboards - 1 housing Worcester combination boiler.

Bedroom 1

4 door sliding mirrored wardrobe, coving, laminate flooring, radiator, built in storage cupboard, double glazed window to front.

Bedroom 2

Laminate flooring, built in storage cupboard, double glazed window to front, radiator.

Bedroom 3

Laminate flooring, coving, double glazed window to rear, radiator.

Bathroom

"P" shaped bath with mixer tap and overhead shower and glass screen, pedestal wash hand basin with mixer tap, panelled walls and ceiling, extractor fan, spotlights, chrome heated towel rail, double glazed window to rear.

Separate W C

Low level WC, panelled walls and ceiling, spotlights, double glazed window to rear.

Externally

Front Garden

Wrought iron fencing to front with block paved frontage and driveway with electric vehicle charging port, gated access to rear garden.

Rear Garden

Enclosed, laid to decking and patio with large garden shed, outdoor tap, power supply.

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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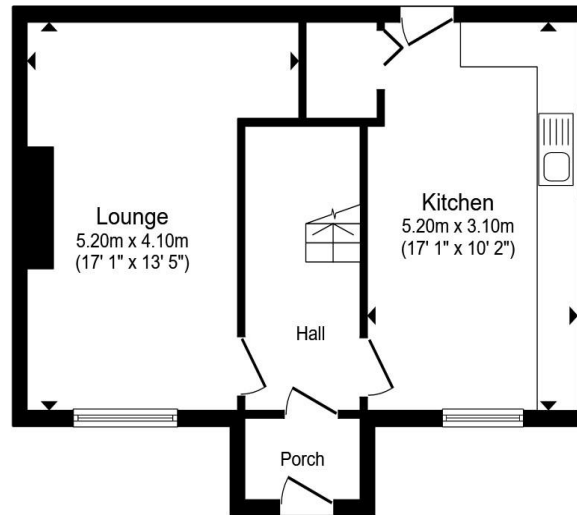
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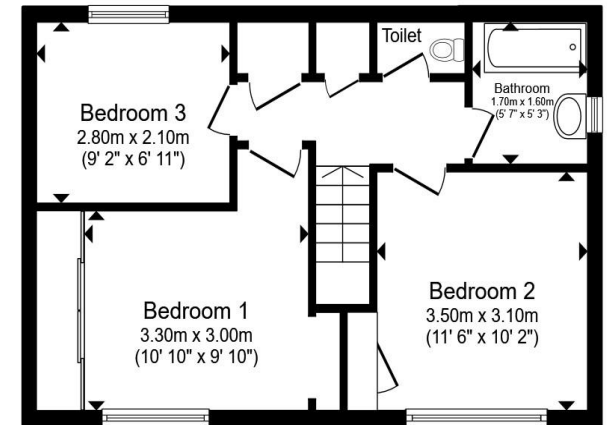
- SPACIOUS
- READY TO MOVE INTO
- DRIVEWAY
- ELECTRIC VEHICLE CHARGING
- ATTRACTIVE

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

£120,000



Ground Floor



First Floor

Total floor area 84.2 m² (907 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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Property Ref:
BIL109719 - 0007

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manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk