



**Woodham Road, BILLINGHAM TS23 3SJ**

**welcome to**

## **Woodham Road, BILLINGHAM**

Nicely positioned within a quiet cul-de-sac setting yet offering excellent access to the A19 and A689 routes, this attractive, three bedroom, semi-detached family home provides well balanced accommodation ideal for modern family living.

### **Entrance Porch**

Double glazed door and window to front, laminate flooring, oak door into lounge.

### **Lounge**

Laminate flooring, stairs to first floor, built in understairs storage cupboard, oak french door to kitchen, gas fire and wooden mantle, double glazed window to side, double glazed bow window to front, wall lights.

### **Kitchen**

Base units with oak worktops and part tiled walls, black sink and drainer with mixer tap, built in electric oven and electric hob with stainless steel extractor over, integrated dish washer, fridge and freezer, double glazed window and french doors to rear, built in storage cupboard, wall mounted Baxi combination boiler, space for dining table, spotlights, coving.

### **First Floor Landing**

Double glazed window to side, loft access, fully boarded with skylights, spotlights and storage in eaves.

### **Bedroom 1**

2 door built in wardrobe, double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bedroom 3**

Built in storage over bulk head, double glazed window to front, radiator.

### **Bathroom**

Corner bath with mixer tap and hand held shower attachment, pedestal wash hand basin and mixer tap, low level WC, electric Triton T80 shower, chrome heated towel rail, part tiled walls, tiled floor, double glazed window to rear, extractor fan.

### **Externally**

#### **Front**

Lawned garden with attractive pebbled driveway and gated access to rear garden.

#### **Rear Garden**

Delightful, enclosed, laid to a mix of artificial lawn, decking and stone chips with raised planters, garden shed with power and plumbing for washing machine.





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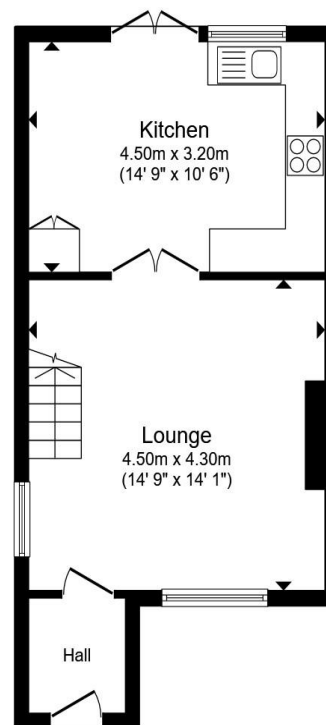
## Woodham Road, BILLINGHAM

- NO ONWARD CHAIN
- GARDEN SHED WITH POWER/PLUMBING FOR WASHING MACHINE
- READY TO MOVE INTO
- DRIVEWAY
- CUL DE SAC LOCATION

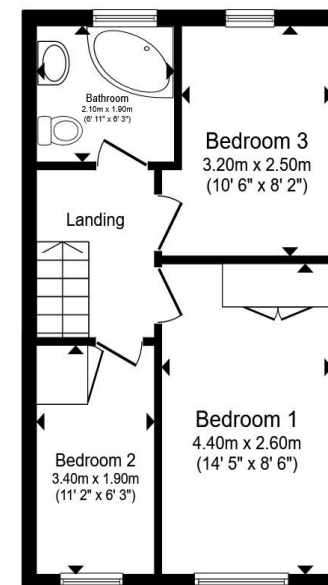
Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £150,000



Ground Floor



First Floor

Total floor area 70.8 m<sup>2</sup> (762 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)



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