



Weardale Crescent, Billingham TS23 1AZ

welcome to

Weardale Crescent, Billingham

Conveniently located within a popular residential area, with excellent access to local shops, schools, amenities, bus routes and the A19, this spacious, three bedroom, end-terrace home offers well-proportioned accommodation that will appeal to first-time buyers and growing families.

Agent's Note

The Land Registry Title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Porch

Double glazed porch to front, double glazed door into open plan living.

Open Plan Lounge/Kitchen/Diner

Lounge - stairs to first floor, double glazed window to front, radiator.

Dining Area

Laminate flooring, double glazed french doors to rear, wall mounted electric fire, open to kitchen.

Kitchen Area

Modern fitted kitchen with wall and base units, contrasting worktops, tiled splashback and surround, black sink and drainer with mixer tap, instant hot water tap, integrated fridge and freezer, plumbing for washing machine, Rangemaster style cooker, feature under counter/plinth lighting, double glazed window to rear, laminate flooring.

First Floor Landing

Loft access, pull down ladder/boarded for storage, double glazed window to side.

Bedroom 1

Double glazed window to rear, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to front, radiator.

Shower / W C

Enclosed shower, low level WC and wash hand basin with mixer tap in vanity unit, tiled flooring and walls, panelled ceiling, spotlights, chrome heated towel rail.

Externally

Front

Walled garden to front with shared access leading to gated access to the rear garden.

Rear Garden

Enclosed, generous in size, patio area with pergola over, large lawn area, various fruit trees and planting, good level of privacy,

Garage

Wooden construction, ideal for storage/workshop, ground anchor for motorbike security.





view this property online mannersandharrison.co.uk/Property/BIL109703



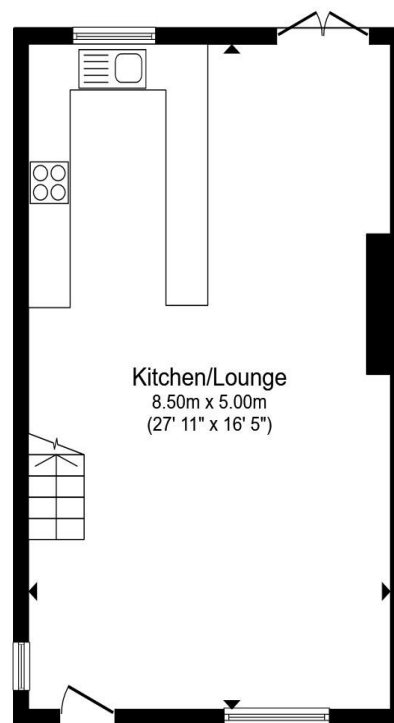
welcome to

Weardale Crescent, Billingham

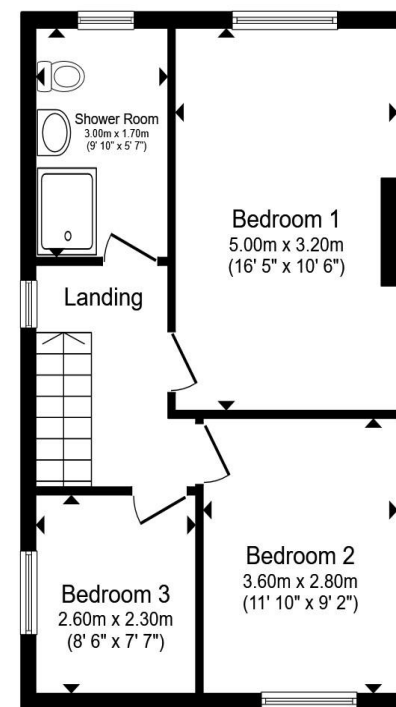
- POPULAR LOCATION
- SPACIOUS
- WELL POSITIONED
- SPACIOUS REAR GARDEN
- CONVENIENTLY LOCATED

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

£150,000



Ground Floor



First Floor

Total floor area 90.5 m² (974 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



view this property online mannersandharrison.co.uk/Property/BIL109703



Property Ref:
BIL109703 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk