



**Cheviot Crescent, Billingham, TS23 2PS**

**welcome to**

## **Cheviot Crescent, Billingham**

Further benefits include gas central heating, double glazing and solar panels to the rear. Offering plenty of space, a good-sized private garden and a peaceful setting, this is a home that should particularly appeal to first time buyers, young families and investors alike.

### **Property Overview**

An ideal first time purchase or investment opportunity, this spacious, two bedroom, end-of-terrace home offers well proportioned accommodation, a generous private garden and a lovely secluded setting to the rear. Conveniently positioned close to local amenities, schools, regular bus routes and the town centre, the property is ideally placed for a wide range of buyers. The accommodation is entered via a welcoming entrance vestibule leading into the hallway. To the left is a generous lounge, featuring a charming log burner and bespoke built-in cabinets and shelving to both alcoves, creating a cosy and stylish living space. To the rear, the fitted kitchen provides a good range of wall and base units and leads into a spacious conservatory with an insulated roof, making it suitable for year round use. French doors open onto the sizeable rear garden, which is enclosed by fenced borders and enjoys a particularly private position, backing onto a field with no properties directly overlooking it. Upstairs are two well proportioned double bedrooms, with the master bedroom benefiting from loft access to a boarded loft space providing excellent additional storage. Completing the accommodation is a large family bathroom/WC, with both an enclosed shower and freestanding bath. Externally, there is an imprinted concrete driveway to the front, while the generous rear garden is a real feature, being enclosed, private and mainly laid to lawn with a patio area. A useful side lean-to provides secure storage with both front and rear access. Further benefits include gas central heating, double glazing and solar panels to the rear. Offering plenty of space, a good-sized private garden and a peaceful setting, this is a home that should particularly appeal to first time buyers, young families and investors alike. Early viewing is highly

recommended.

### **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.

### **Entrance Porch**

Double glazed window to front and side, hardwood door to front, laminate flooring, double glazed door into entrance hall.

### **Entrance Hall**

Stairs to first floor, door to lounge.

### **Lounge**

Double glazed window to front, units and shelving in both alcoves, ceiling mounted heat source, two radiators, log burner, laminate flooring, dado, door to kitchen.

### **Kitchen**

Cream wall and base units and roll edge worktops plus tiled splashback and surround, built in electric oven and electric hob with extractor over, plumbing for washing machine and dish washer, space for American style fridge freezer, modern radiator, wall mounted Baxi combination boiler, spotlights, double glazed window to rear, double glazed door to side, built in understairs storage cupboard, double glazed french doors into conservatory.

### **Conservatory**

PVC on dwarf wall, double glazed french doors to side onto garden, insulated roof.





### **First Floor Landing**

Double glazed window to side, laminate flooring.

### **Bedroom 1**

Double glazed window to front, laminate flooring, loft access, radiator, recess with hanging rail.

### **Bedroom 2**

Double glazed window to rear, laminate flooring, radiator.

### **Bathroom**

Corner shower cubicle, free standing bath, low level WC, pedestal wash hand basin, part tiled walls, modern radiator, double glazed window to rear, vinyl flooring.

### **Externally**

#### **Front**

Double width block paved driveway.

#### **Rear Garden**

Generously sized backing onto field, not overlooked, mainly laid to land with patio areas (one with pergola over) wooden storage, mature planting, outdoor tap, power supply.

#### **Lean-To**

To side with front and rear access offering additional storage.



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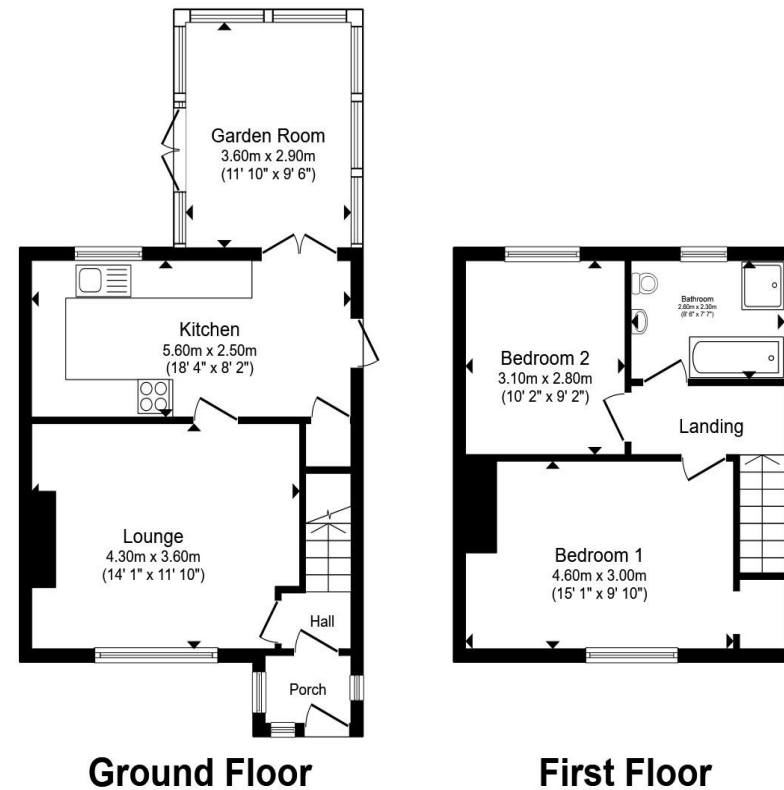
## Cheviot Crescent, Billingham

- CONSERVATORY
- SPACIOUS
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY
- CONVENIENTLY POSITIONED
- SOLAR PANELS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£120,000**



Total floor area 82.3 m<sup>2</sup> (885 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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Property Ref:

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