



Warwick Crescent, Billingham TS23 4AH

welcome to

Warwick Crescent, Billingham

Conveniently positioned within easy reach of local amenities, well regarded schools, supermarkets and excellent transport links, this spacious and well proportioned, three bedroom, end-of-terrace family home presents a fantastic opportunity for buyers looking to create their ideal home.

Entrance Hall

Double glazed door to front, meter cupboard, stairs to first floor, door to lounge.

Lounge

Double glazed bay window to front, fireplace with coal effect gas fire, coving, radiator.

Dining Room

Double glazed window to rear, built in understairs storage cupboard, fitted storage in alcove.

Kitchen

Wall and base units and roll edge worktops, part tiled walls, stainless steel sink and drainer, built in electric over and electric hob plus stainless steel extractor over, plumbing for washing machine, space for fridge freezer, airing cupboard with radiator, built in understairs storage cupboard, double glazed window to side, door to rear lobby.

Rear Lobby

Double glazed door to side, door to WC.

Cloakroom

Tiled walls, low level WC, vanity wash hand basin with mixer tap, double glazed window to rear.

First Floor Landing

Loft access.

Bedroom 1

Double glazed window to front, fitted wardrobes and overbed storage, radiator.

Bedroom 2

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

Double glazed window to front, fitted wardrobe, radiator.

Bathroom

Panel bath and mixer tap with shower attachment plus folding glass screen, pedestal wash hand basin, low level WC, fully tiled walls, double glazed window to rear, chrome heated towel rail, tiled floor, spotlights.

Externally

Front

Small garden, driveway leading to a single garage.

Rear Garden

Enclosed, private, not overlooked, laid to lawn and patio.

Garage

Brick built, remote control up and over door to front, double glazed door and window to rear, double glazed window to side, power, lighting.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time frames for registration.

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.

Agents Note

Please note that Grant of Probate has been granted.
Please obtain an update from the branch with regards to the potential timeframes involved.



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Warwick Crescent, Billingham

- 2 RECEPTION ROOMS
- DRIVEWAY
- BRICK BUILT GARAGE
- CLOAKROOM
- CONVENIENTLY LOCATED

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

£115,000



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:
BIL109746 - 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.

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