



Lumley Road,Billingham TS23 2DT

welcome to

Lumley Road, Billingham

Move-in-ready three-bedroom family home featuring spacious accommodation, a bay-fronted lounge, separate dining room with French doors, modern fitted kitchen, generous bedrooms, stylish shower room, rear garden with storage, and low-maintenance front garden. Early viewing advised.

Entrance Porch

UPVC double glazed door, radiator, wood effect flooring, stairs to first floor, under stairs storage cupboard, spotlights.

Lounge

13' 4" x 15' 6" into bay window (4.06m x 4.72m into bay window)
Double glazed bay window to front, carpet, spotlights, radiator.

Dining Room

10' x 7' 11" (3.05m x 2.41m)
French doors to rear, wood effect flooring, feature wall panelling, radiator.

Kitchen

11' 6" x 9' 11" (3.51m x 3.02m)
Two double glazed windows to rear, UPVC double glazed door, grey shakerstyle wall and base units, contrasting working surfaces, stainless steel 1/2 bowl sink and drainer, 5 ring gas hob with tiled splashback, electric oven, extractor fan, space for appliances, spotlights, wood effect flooring,

Landing

Loft hatch access, spotlights, storage cupboard, carpet.

Bedroom 1

15' 8" x 11' 5" max (4.78m x 3.48m max)
Two double glazed windows to rear, radiator, carpet, spotlights.

Bedroom 2

13' 5" x 10' 9" (4.09m x 3.28m)
Double glazed window to front, radiator, carpet, built in wardrobes, spotlights.

Bedroom 3

7' x 9' 7" (2.13m x 2.92m)
Double glazed window to front, radiator, over stairs storage cupboard.

Bathroom

Fully tiled walls, two double glazed windows to rear, tile effect flooring, spotlights, extractor fan, low level low flush WC, double walk in shower, vanity wash hand basin, chrome heated towel rail.

Rear Garden

Patio and lawn area, brick built storage, side access.

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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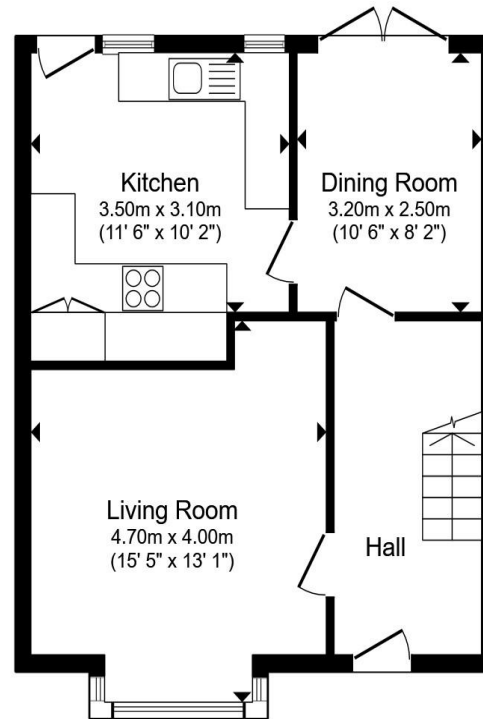
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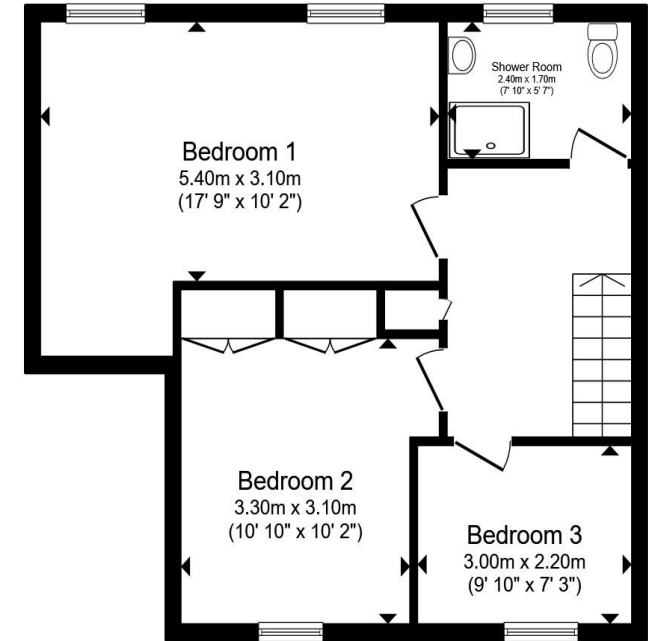
- SPACIOUS ACCOMMODATION
- REAR GARDEN
- LOW-MAINTENANCE FRONT GARDEN
- THREE GENEROUSLY SIZED BEDROOMS
- CLOSE TO LOCAL AMENITIES

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

£140,000



Ground Floor



First Floor

Total floor area 99.5 m² (1,071 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:
BIL109800 - 0003

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