



Leeholme Gardens, Billingham TS23 3TJ

welcome to

Leeholme Gardens, Billingham

Nicely positioned within a cul de sac setting and conveniently placed for a range of everyday amenities including supermarkets, the train station, town centre, local schools and other nearby facilities, is this delightful two-bedroom semi-detached family home, offering well-planned accommodation.

Entrance Hall

Hardwood flooring, Stairs to first floor, doors leading to kitchen and lounge, Radiator

Cloakroom

Low level w.c, Vanity wash hand basin, Radiator and extractor fan.

Lounge

Double glazed window to rear, double glazed patio doors to rear, Wall mounted electric fire, T.V Point, Coving

Kitchen

Fitted kitchen with a range of wall and base units, contrasting worktops. Sink, drainer and mixer tap. Built in electric oven, gas hob, part tiled walls and tiled floor. Space for fridge fridge freezer. Combi Boiler. Radiator, Double glazed window to front.

Landing

Loft hatch, Built in storage cupboard

Bedroom 1

Double glazed window to front, radiator. restricted floor space due to bulkhead.

Bedroom 2

Double glazed window to rear, Radiator

Bathroom

Double Glazed window to rear, tiled flooring, Radiator. Panel bath, Pedestal wash hand basin, low level w/c

Front Garden

Open plan lawn to front, pebbled driveway for two cars leading to a single garage

Rear Garden

Private and not overlooked, artificial lawn and patio. Mature planting to rear and garden shed

Garage

up and over door to front. Power and lighting





view this property online mannersandharrison.co.uk/Property/BIL109808



welcome to

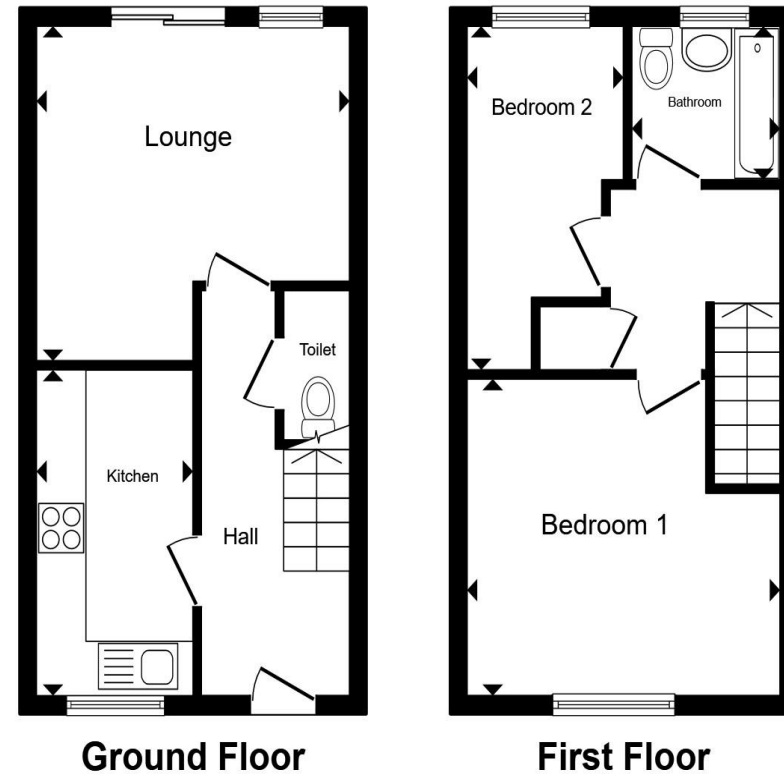
Leeholme Gardens, Billingham

- TWO BEDROOMS
- GARAGE AND DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES

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

offers in excess of

£100,000



Total floor area 56.2 m² (605 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/BIL109808



Property Ref:
BIL109808 - 0002

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