



Sledmere Close, Billingham TS23 3LA

welcome to

Sledmere Close, Billingham

Tucked away within a peaceful cul-de-sac setting, this delightful, semi-detached bungalow offers versatile and well presented accommodation that can easily adapt to suit a variety of lifestyles.

Entrance Hall

Double glazed door to front, 2 door built in storage cupboard housing Baxi combination boiler, doors to lounge and kitchen.

Kitchen

White wall and base units with roll edge worktops and tiled splashback, circular sink and drainer with stainless steel mixer tap, built in electric oven and electric hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator.

Lounge

Double glazed bow window to front, coving, coal effect fire with attractive surround, door to inner hallway.

Inner Hallway

Built in storage cupboard, loft access, doors to 2 bedrooms and shower/WC.

Bedroom 1

Double glazed window to rear, coving, radiator.

Bedroom 2

Double glazed window to side, double glazed french doors to rear leading into conservatory.

Conservatory

Built on dwarf wall, PVC construction, corrugated roof, radiator, wall lights, double glazed door to rear.

Bathroom

Shower, wash hand basin and mixer tap on vanity unit, low level WC, panelled walls and ceiling, spotlights, chrome heated towel rail, double glazed window to side.

Externally

Front

Block paved driveway leading to single garage.

Rear Garden

Easily maintained, laid to patio with raised flower beds and mature planting, outdoor tap, security lighting.

Garage

Up and over door to front, double glazed window to side, personnel door to side, power, lighting.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





view this property online mannersandharrison.co.uk/Property/BIL109710



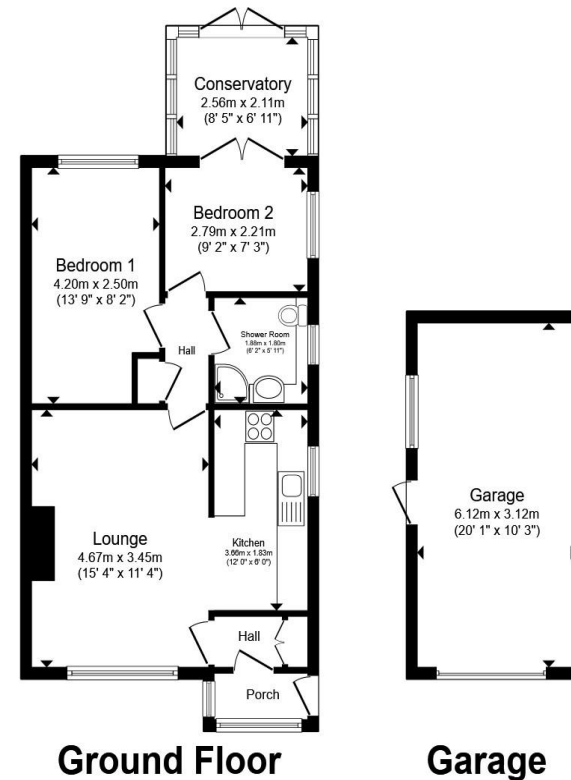
welcome to

Sledmere Close, Billingham

- PEACEFUL CUL-DE-SAC SETTING
- GARAGE
- DRIVEWAY
- WELL PRESENTED
- CONSERVATORY

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

£140,000



Total floor area 72.9 m² (784 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/BIL109710



Property Ref:
BIL109710 - 0007

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