



Walsingham Court, Billingham TS23 1JR

welcome to

Walsingham Court, Billingham

Nestled within a peaceful cul-de-sac, this impressive, three bedroom, semi-detached property offers stylish, modern living throughout and is perfect for families or first time buyers.

Entrance Hall

Double glazed door to front, stairs to first floor, radiator, door to lounge.

Open Plan Lounge / Diner

26' overall x 15' overall (7.92m overall x 4.57m overall)
Double glazed bay window to front, 2 radiators, built in understairs storage cupboard housing Ideal combination boiler, coving, TV point, double glazed french doors to rear, open to:-

Kitchen Area

8' 2" x 15' (2.49m x 4.57m)
Modern light grey gloss wall and base units, rolled edge worktops, tiled splashback and surround, white 1. 1/2 sink drainer and mixer tap, built in electric oven and electric hob with extractor over, plumbing for washing machine, space for fridge freezer, coving, double glazed window to rear, vinyl flooring.

First Floor Landing

Loft access, dado rail, spotlights.

Bedroom 1

14' 8" x 8' 2" (4.47m x 2.49m)
Double glazed window to front, radiator.

Bedroom 2

11' x 8' 3" (3.35m x 2.51m)
Double glazed window to rear, coving, radiator.

Bedroom 3

6' 9" x 6' 5" (2.06m x 1.96m)
Double glazed window to front, radiator.

Bathroom

Panel bath and telephone style mixer tap with overhead shower, pedestal wash hand basin and mixer tap, low level WC, chrome heated towel rail, dado rail, part tiled walls, tiled floor, coving, double glazed window to rear.

Externally

Front

Low maintenance, pebbled front garden with mature planted borders, double length tarmac driveway to the side provides ample off-road parking.

Rear Garden

Gated access to delightful rear garden laid to a mix of blocked paved patio, lawn and stone chips with beautifully planted borders, garden shed, outdoor tap.

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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- CUL-DE-SAC LOCATION
- DRIVEWAY
- FRONT & REAR GARDENS
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£140,000



Ground Floor

First Floor

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.focalagent.com

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Property Ref:

BIL109315 - 0006

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