



Bonington Crescent, Billingham TS23 3WJ

welcome to

Bonington Crescent, Billingham

This spacious and immaculately presented four-bedroom detached home is perfect for modern family living. Positioned in a desirable location, the property boasts modern fittings, fixtures and decor throughout, with additional living space created in one of the garages being converted.

Entrance Vestibule

Double glazed door to front, alarm system, laminate flooring and door into the lounge

Lounge

13' 6" max including stairs x 13' 1" not including bay window (4.11m max including stairs x 3.99m not including bay window)

Double glazed bay window to the front, stairs to first floor landing with storage space underneath, TV point, radiator and doors to the family room and kitchen/diner

Family Room

16' x 7' 8" (4.88m x 2.34m)

Formerly a garage, this space has been created to provide all important additional living space, or a 5th bedroom, Double glazed window to the front, TV point, radiator and spotlights

Kitchen/Diner

17' 8" x 10' 2" max (5.38m x 3.10m max)

Modern fitted kitchen with a good range of wall and base units and rolled edge working surfaces with matching upstands. 1 1/2 sink and drainer with mixer tap. Built in electric oven, and gas hob with extractor over. Integrated dishwasher, fridge and freezer. Space for dining table. Laminate flooring, radiator, spotlights, double glazed window to rear, double glazed French doors to the rear, and door into the :

Utility Room

5' 3" max x 5' 2" max (1.60m max x 1.57m max)

Wall and base units with rolled edge working surface. Tiled walls, laminate flooring, radiator plumbing for a washing machine, wall mounted boiler, double glazed door to the side and door to the :

Guest Wc

Low level, low flush wc, pedestal wash hand basin with mixer tap, tiled walls and floor, spotlights and radiator

Landing

Built in storage cupboard housing hot water cylinder. Loft access

Bedroom 1

13' 5" max including robes x 10' 3" max including robes (4.09m max including robes x 3.12m max including robes)
Fitted sliding robes, radiator and double glazed window to the front

En Suite

Enclosed shower. Low level, low flush wc. Pedestal wash hand basin and mixer tap. Tiled walls and floor, chrome heated towel rail, shaver point, spotlights and extractor. Double glazed window to the front

Bedroom 2

11' 9" max including robes x 8' 8" max including robes (3.58m max including robes x 2.64m max including robes)
Fitted sliding robes, radiator and double glazed window to the front

Bedroom 3

8' 8" max x 8' 3" to front of robes (2.64m max x 2.51m to front of robes)
Fitted sliding mirrored robes, radiator and double glazed window to the rear

Bedroom 4

9' 3" max x 7' 2" (2.82m max x 2.18m)
Radiator and double glazed window to the rear





Bathroom/Wc

Panel bath with mixer tap and shower attachment, low level, low flush wc and wash hand basin with mixer tap in a vanity unit, tiled walls and floor, chrome heated towel rail, spotlights and double glazed window to the rear

Externally

Front Garden

Open plan, well kept lawn to the front with mature planting. Parking for two cars, leading to the single garage. Gated access leading to :

Rear Garden

Enclosed rear garden, attractively laid to lawn, patio and decked areas. Outdoor tap and lighting

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.



view this property online mannersandharrison.co.uk/Property/BIL109441



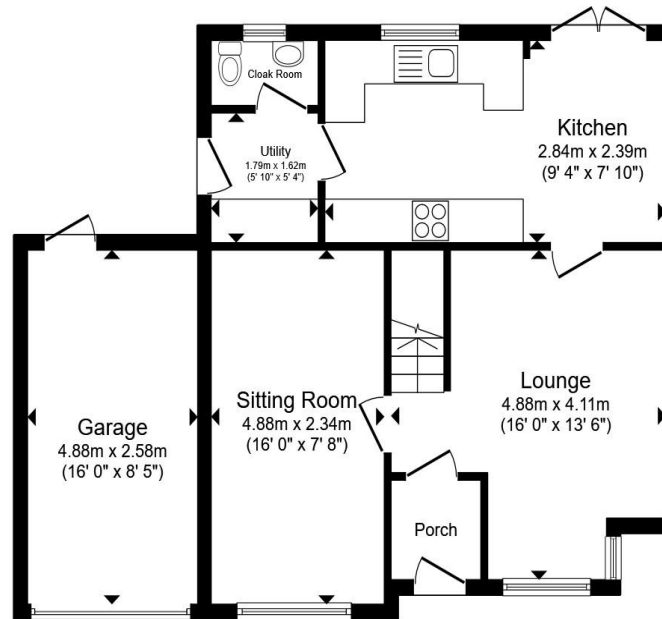
welcome to

Bonington Crescent, Billingham

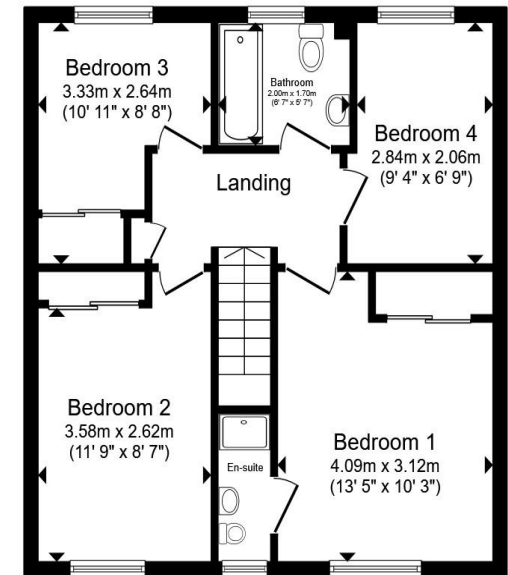
- 4 BEDROOM DETACHED FAMILY HOME
- CONVERTED GARAGE - ADDITIONAL LIVING SPACE
- MODERN FIXTURES AND FITTINGS
- DRIVEWAY
- SINGLE GARAGE

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

£275,000



Ground Floor



First Floor

Total floor area 115.9 m² (1,247 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



view this property online mannersandharrison.co.uk/Property/BIL109441



Property Ref:
BIL109441 - 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