



Malvern Road,BILLINGHAM TS23 2PQ

welcome to

Malvern Road, BILLINGHAM

Further benefits include double glazing, gas central heating and modern fixtures and fittings throughout. Early viewing is highly recommended to appreciate everything this wonderful home has to offer.

Entrance Hall

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

Lounge

Double glazed window to front, built in understairs storage cupboard, coving, TV point, laminate flooring, radiator, door into kitchen.

Kitchen / Diner

Modern fitted kitchen with navy units and contrasting work surfaces plus part tiled walls, black 1. 1/2 sink and drainer with stainless steel swan neck mixer tap, space for fridge freezer, plumbing for washing machine, coving, spotlights, laminate flooring, space for dining table, radiator, double glazed window and door to rear.

First Floor Landing

Loft access which has a fixed staircase to the loft, is a great storage space as fully boarded with skylight window to rear, double glazed window to front.

Bedroom 1

Recess with shelf and hanging rail, radiator, double glazed window to front.

Bedroom 2

2 door built in wardrobe, laminate flooring, radiator, double glazed window to rear.

Bathroom

Spacious in size, comprising both a bath with mixer tap, and an enclosed shower, wash hand basin and mixer tap on vanity unit, low level WC, part tiled walls, spotlights, modern radiator, double glazed window to rear.

Externally

Front

Stone chipped frontage, shared access alleyway to enclosed rear garden.

Rear Garden

Laid mainly to lawn with patio area, fenced borders, not directly overlooked, large garden shed, outdoor tap, security light.

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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welcome to

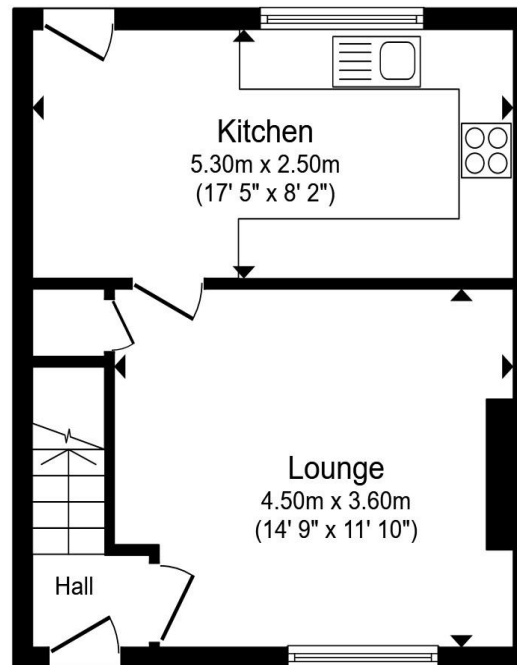
Malvern Road, BILLINGHAM

- NO FORWARD CHAIN
- READY TO MOVE STRAIGHT INTO
- MODERN FIXTURES & FITTINGS THROUGHOUT
- FULLY BOARDED LOFT
- GENEROUS SIZED REAR GARDEN

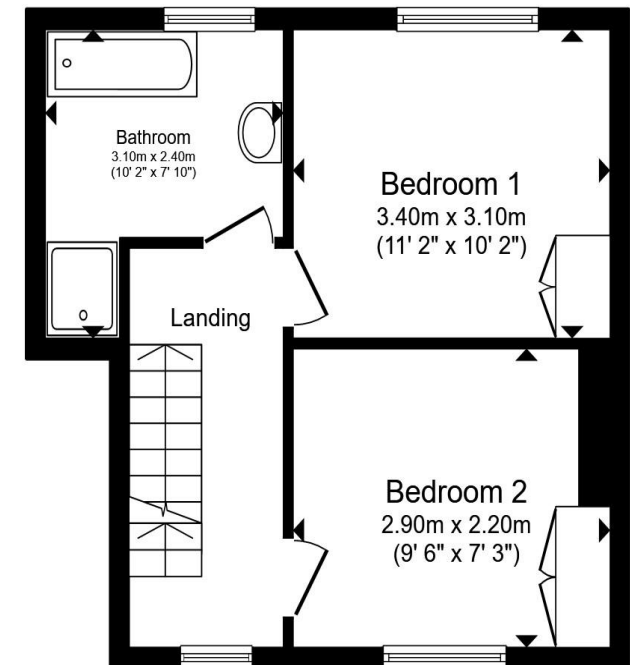
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£115,000



Ground Floor



First Floor

Total floor area 68.6 m² (738 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:

BIL109701 - 0003

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