



Heaton Road, Billingham TS23 3GP

welcome to

Heaton Road, Billingham

Occupying a desirable position, this well-proportioned four-bedroom detached family home offers opportunity for buyers looking to create a home tailored to their own style and taste. With scope for cosmetic updating, the property allows improvements to be carried out gradually, at your own pace

Entrance Porch

Double glazed door and window to the front. Tiled flooring, Radiator, door into :

Entrance Hall

Built in storage cupboard, laminate flooring, radiator and doors to the guest wc, lounge and kitchen/diner

Guest Wc

Low level wc, corner wash hand basin and mixer tap, laminate flooring, radiator and double glazed window to the front.

Lounge

Double glazed bay window to the front, coal effect gas fire with attractive surround, two radiators

Kitchen/Diner

A good range of wall and base units with rolled edge working surfaces, part tiled walls, circular sink and drainer with mixer tap, built in electric oven and gas hob with stainless steel extractor over. Integrated fridge freezer, plumbing for under counter dish washer, two radiators, part laminate/part vinyl flooring, double glazed window to the rear and double glazed patio doors into the conservatory.

Utility Room

Matching base units with stainless steel sink and drainer and mixer tap. Plumbing for a washing machine. Wall mounted Potterton Boiler. Radiator. Double glazed window to the rear and double glazed door to the side.

Conservatory

PVC construction on a dwarf wall. Tiled floor, wall lights, radiator and double glazed door to the side, leading to the rear garden.

Landing

Built in storage cupboard, housing the hot water cylinder, radiator, coving, loft access and double glazed window to the side

Bedroom 1

Two door built in robes, radiator and double glazed window to the front

En-Suite

Walk in shower, pedestal wash hand basin with mixer tap, low level wc. Panelled walls and ceiling. Shaver point. Double glazed window to the front

Bedroom 2

Two door built in robes. Radiator. Two double glazed windows to the front.

Bedroom 3

Two door built in robe. Radiator. Double glazed window to the rear.

Bedroom 4

Double glazed window to the rear and radiator.

Bathroom/Wc

Enclosed shower and panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin, low level wc, part tiled walls, radiator and two double glazed windows to the rear

Externally Front Garden

Open plan front garden, with double width tarmac driveway, leading to a single garage. Gated access into the rear garden.

Rear Garden

Enjoying a good level of privacy, enclosed with a fenced border, laid to a mix of lawn and block paved patio, with mature planting and outdoor tap.

Garage

Up and over door to the front, with a personnel door to the side. Power and Lighting.



view this property online mannersandharrison.co.uk/Property/BIL109757



welcome to

Heaton Road, Billingham

- OPEN HOUSE SATURDAY 26th SEPTEMBER
- FOUR BEDROOM DETACHED FAMILY HOME
- CONSERVATORY
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£250,000



view this property online mannersandharrison.co.uk/Property/BIL109757



Property Ref:
BIL109757 - 0005

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