



## 9 Monksfield

, Billingham, TS23 1FD

**£220,000**



Offered With No Onward Chain

This Immaculately Presented Three-Bedroom Semi-Detached Home Is Beautifully Positioned On A Modern Development & Offered To The Market With The Advantage Of No Onward Chain & Vacant Possession. Ideally Located Close To A Range Of Local Amenities, Reputable Schools & Major Employers Such As Fujifilm, The Property Provides A Perfect Balance Of Style, Comfort & Convenience.





Full Description

The Accommodation Is Set Over Three Floors. The Ground Floor Features A Welcoming Entrance Hallway With Composite Entrance Door, A Spacious Lounge With Feature Electric Fire, A Modern Open Plan Kitchen/Diner Complete With Integrated Appliances, & French Doors Opening Out Onto The Rear Garden. A Practical Ground Floor W/C Completes The Layout.

To The First Floor, Two Well-Appointed Bedrooms Both Offer Fitted Wardrobes, With One Benefiting From French Doors Overlooking A Peaceful & Uninterrupted View. A Generously Sized Fully Tiled Family Bathroom Showcases A Four-Piece White Suite With Both Bath & Separate Shower.

The Entire Second Floor Is Dedicated To The Master Bedroom, Featuring An Office/Study Space With Skylight, Fitted Wardrobes, & A Private Ensuite Shower Room With Skylight, Creating A Bright & Functional Retreat.

Externally, The West-Facing Rear Garden Is Low Maintenance, Offering Both Patio & Decking Areas, Enjoying A High Degree Of Privacy As It Is Not Overlooked. To The Side, A Detached Garage With Apex Roof, Electric Roller Door, Power Supply, & Potential To Convert (STPP) Provides Excellent Flexibility. A Block-Paved Driveway Offers Additional Off-Road Parking.

Situated At The End Of A Quiet Cul-De-Sac With No Through Traffic, This Attractive Home Also Benefits From Open Views Over The Cricket Field, Making It A Standout Opportunity For Families & Professionals Alike.

Location

Situated In A Well-Established Residential Area Of Billingham, 9 Monksfield Offers A Convenient Position Close To Local Shops, Schools, And Amenities. The Property Benefits From Good Transport Links, Including Billingham Railway Station Around A Mile Away. Nearby Green Spaces And Community Facilities Add To The Appeal, Making This A Comfortable Yet Accessible Location.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

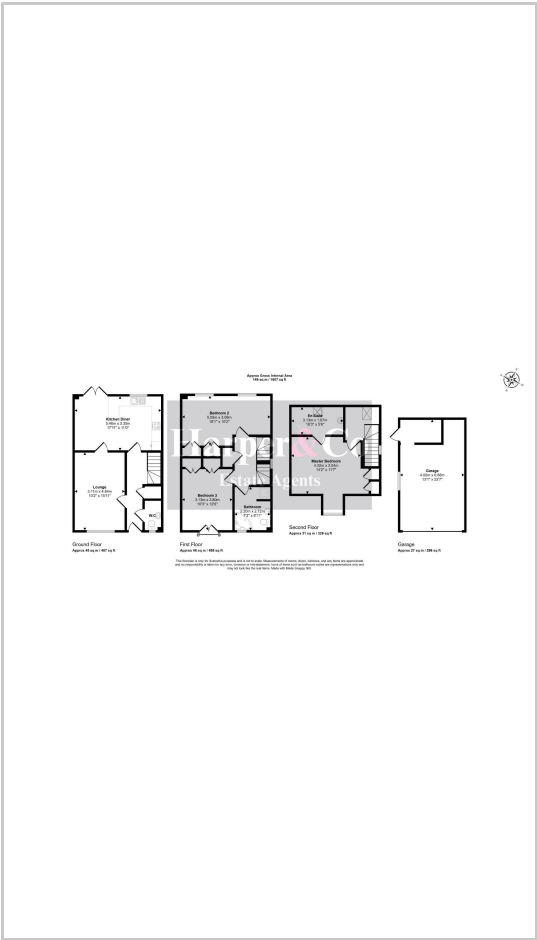
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

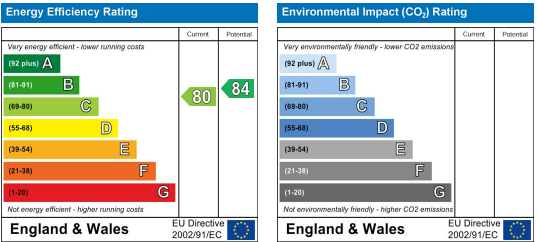
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.