

# Harper & Co

Estate Agents Ltd

<https://www.harperandcoestateagents.co.uk>



## Dunbar Road

, Billingham, TS23 2EN

Extended Three Bedroom Family Home | Ready To Move Into | Generous Plot

Situated Within A Popular Area Of Billingham, This Well Maintained And Upgraded Three Bedroom Family Home Represents A Fantastic Opportunity For First Time Buyers, Families Or Downsizers Seeking A Property That Is Ready To Move Straight Into.

**£140,000**

# Dunbar Road

, Billingham, TS23 2EN



- Extended Three Bedroom Family Home In Popular Billingham Location
- Separate Utility Room Providing Additional Practical Space
- Generous Plot With Private Low Maintenance Outdoor Space
- New Boiler Installed In 2023 And Annually Serviced
- Ideal First Time Purchase, Family Home Or Downsizing Opportunity
- Spacious Lounge With Stylish Electric Feature Fireplace
- Concrete Imprint Driveway Providing Off Road Parking
- Open Plan Kitchen/Diner With Integrated Appliances
- Recently Fitted Fully Tiled Family Bathroom Plus Separate WC
- Pleasant Open Outlook To The Front Aspect

## Full Description

## Location

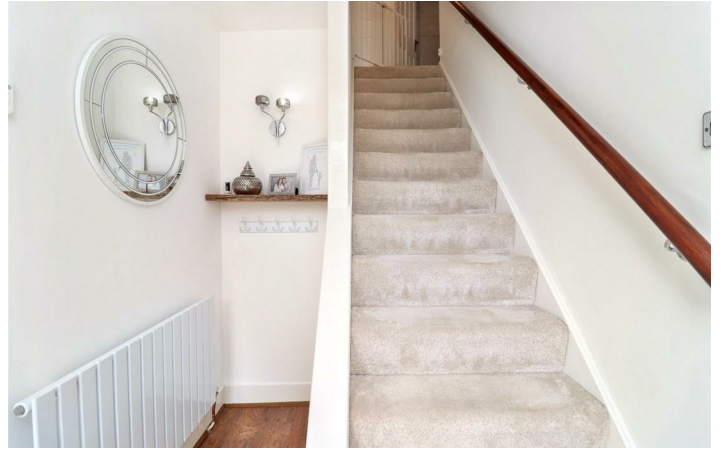
## Note

## Disclaimer

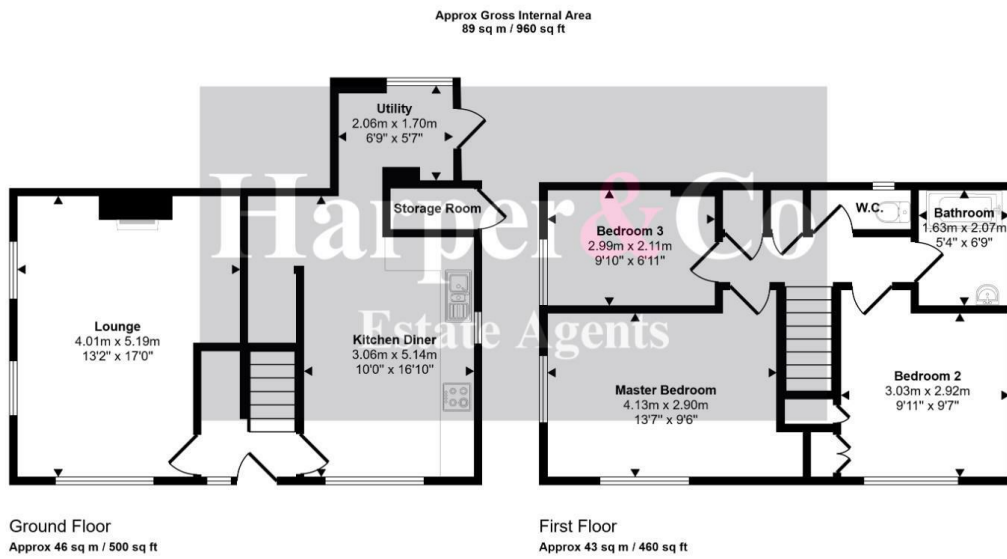
## Money Laundering Notice



## Directions



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75