

**SOLD**

SUBJECT TO CONTRACT



## 5 Stockton Street

Billingham, TS23 1EF

**Offers in the region of £100,000**



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For Sale With The Advantage Of No Onward Chain And Vacant Possession. Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evenings & Weekends! Get In Touch Via Telephone, Email, WhatsApp, Messenger, Facebook & Instagram.



For 63 Years, This Property Has Been A Loving Family Home With Many Happy Memories. There Is Great Potential For The Next Owners To Enhance & Possibly Expand; Adding Their Own Touch & Further Value.

Situated in 'Old Billingham' The Location Offers Balance With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Reputable Schooling, The Green & Peace Gardens, Local Amenities & Popular Bars/Restaurants.

Internal Accommodation Comprises; Spacious Entrance Hallway With Doors Leading To The Dual Aspect Living Room, Ground Floor Bathroom, 17 ft Dining Room With Fireplace & Opening Through To The Kitchen, 15 ft Dual Aspect Master Bedroom, A Further Two Bedrooms & First Floor W/C.

Viewing Is Highly Recommended To Appreciate The Size & Scope Of This Home.

#### Entrance Hallway

uPVC Double Glazed Entrance Door, Radiator, Staircase Leading To First Floor.

#### Living Room

15'1" x 9'3" (4.60m x 2.82m)

uPVC Double Glazed Windows To The Front & Rear Aspect, Feature Fireplace With Surround, Radiators x2.

#### Dining Room

17'5" x 10'4" (5.33m x 3.15m)

uPVC Double Glazed Window To The Front Aspect, Under Stairs Storage Cupboard, Feature Fireplace With Surround, Radiator, Opening Through To The Kitchen.

#### Kitchen

11'0" x 11'0" (3.35m x 3.35m)

Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Stainless Steel Sink Unit & Mixer Tap, Space For A Free Standing Cooker, Space For A Fridge Freezer, Space For A Washing Machine & Dishwasher, Laminate Flooring, uPVC Double Glazed Window To The Rear Aspect & uPVC Double Glazed Door Leading To The Rear Garden.

#### Ground Floor Bathroom

6'3" x 5'1" (1.91m x 1.55m)

Fitted With A White Panelled Bath With Shower Over & Bi-Folding Screen, Wash Hand Basin With Pedestal, Radiator, Towel Rail, uPVC Double Glazed Window To The Rear Aspect.

#### First Floor Landing

uPVC Double Glazed Window To The Front Aspect, Over Stairs Storage Cupboard, Doors Leading To The Three Bedrooms & W/C.

#### Separate W/C

6'0" x 2'5" (1.83m x 0.74m)

White W/C, uPVC Double Glazed Window To The Front Aspect.

#### Master Bedroom

14'11" x 12'9" (4.55m x 3.89m)

uPVC Double Glazed Window To The Front & Rear Aspect, Radiators x2.

#### Bedroom Two

11'1" x 10'5" (3.38m x 3.18m)

uPVC Double Glazed Window To The Rear Aspect, Built In Wardrobes, Radiator.

#### Bedroom Three

8'2" x 6'2" (2.49m x 1.88m)

uPVC Double Glazed Window To The Rear Aspect, Radiator.

#### Loft Space

Access To The Loft Space Is From The Hallway, Of A Generous Size Which May Be Suitable To Convert Into A 4th Bedroom, Subject To Relevant Planning Permission.

#### Externally

On Approaching The Front Aspect Of The Property You Are Welcomed By An Enclosed Garden With Shrubs, Plants, Decorative Gravel & Paving, With Steps Leading To The Front Entrance. There Is Secure Gated Access To The Rear Of The Property Where The Garden Is Approximately 100ft Long, Mainly Laid To Lawn With Mature Trees, Plants & Shrubs, Timber Garden Shed & Paved Patio Seating Area.

#### Energy Efficiency Rating: D

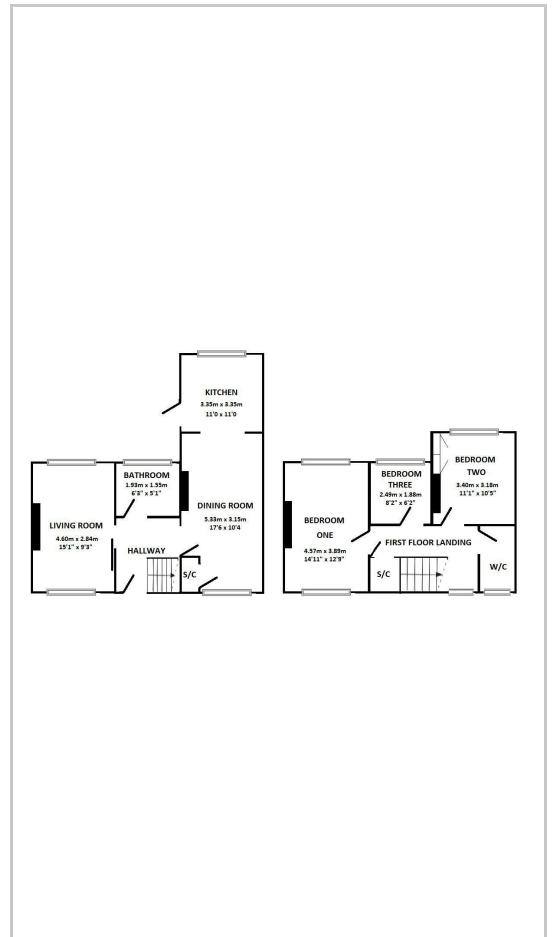
#### Measurements

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

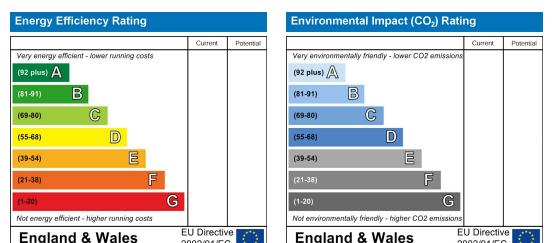
## Area Map



## Floor Plans



## Energy Efficiency Graph



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