



## 68 New Road

Billingham, TS23 1DH

**Offers in excess of £90,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession. An Ideal First Purchase Or Investment Opportunity, With Potential To Achieve A Rental Income Of Approximately £650 PCM.



## Entrance Porch

Wood Effect Laminate Flooring, uPVC Double Glazed Entrance Door & Window To The Front Aspect.

## Living Room

Wood Effect Laminate Flooring, uPVC Double Glazed Bay Window To The Front Aspect, Radiator, Staircase, Leading To The First Floor Landing, Storage Cupboard, Door Leading To The Dining Room/Reception Room Two.

## Dining Room

Wood Effect Laminate Flooring, uPVC Double Glazed Window To The Rear Aspect, Chimney Breast With Fireplace, Radiator, Door Leading To The Kitchen.

## Kitchen

Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Stainless Steel Sink Unit, Oven & Hob With Above Extractor Fan, Tilled Backsplash, Space For A Washing Machine, Tiled Flooring, uPVC Double Glazed Window To The Rear Aspect., uPVC Double Glazed Door Leading To The Rear Garden, Under Stair Storage Cupboard, Radiator.

## First Floor Landing

uPVC Double Glazed Window To The Side Aspect, Access To The Three Bedrooms & Family Bathroom.

## Bedroom One

uPVC Double Glazed Window To The Front Aspect & Radiator.

## Bedroom Two

uPVC Double Glazed Window To The Rear Aspect & Radiator.

## Bedroom Three

uPVC Double Glazed Window To The Rear Aspect, Radiator.

## Family Bathroom

Fitted With A Suite Comprising: Hand Wash Basin With Pedestal, Bath With Over Head Shower & Screen, W/C, Wooden Wall Unit, uPVC Double Glazed Window To The Front Aspect.

## Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Will Soon Be Available Upon Request.

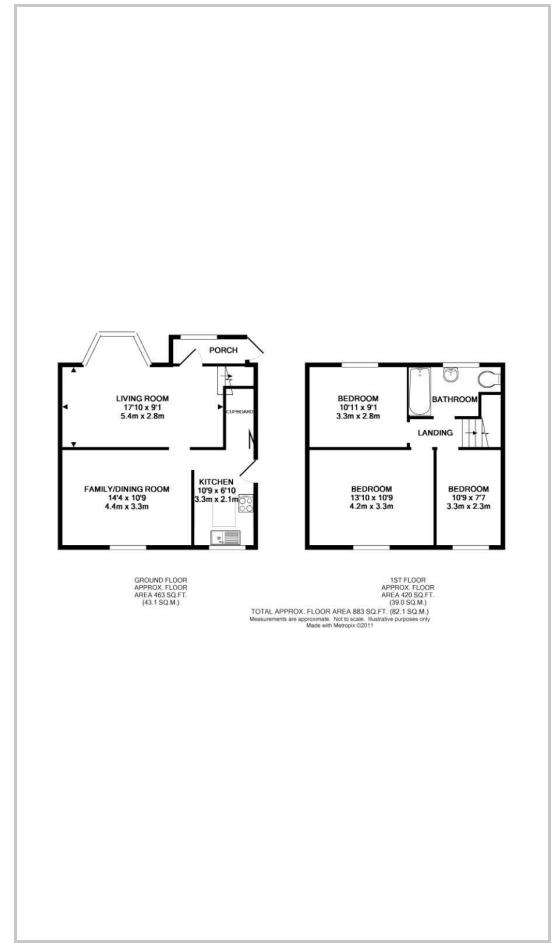
## Measurements

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

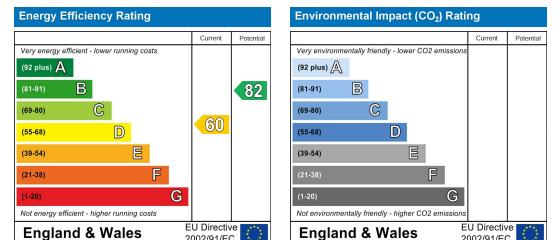
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.