



## 147 Stokesley Crescent

Billingham, TS23 1NQ

**£130,000**



A Well Maintained Double Fronted Family Home In A Popular Location. Appealing To A Variety Of Buyers & Would Make An Ideal First Purchase & Priced To Sell Quickly.

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## Location:

Positioned Well Within A Popular Residential Area, Stokesley Crescent Can be Accessed From Central Avenue Or Station Road.

Billingham South Primary School - 5 Minute Walk  
Northfield School & Sports College - 7 Minute Drive  
Old Billingham Village & Green - 7 Minute Walk  
Billingham Town - 5 Minute Drive  
Tesco Superstore - 4 Minute Drive  
Norton High Street - 5 Minute Drive

Journey Times Are Approximate Provided By Google Maps.

## Accommodation Comprises:

Entrance Porch Leading Into A Central Entrance Hallway With Staircase Leading To The First Floor, Dual Aspect Living Room With Door Leading Into Kitchen With A Arch Opening Through To The Dining Area. To The First Floor Are Three Double Bedrooms & Family Bathroom. Generous Loft Space Provides Great Conversion Potential Subject To Approved Planning Permission.

Externally, The Front Driveway Provides Off-Road Parking For Multiple Cars. The Enclosed Front & Rear Gardens Are Mainly Laid To Lawn. The Rear Garden Benefits Paved Seating Areas, Timber Garden Sheds, Secure Gated Side Access & An External Water Outlet.

### Entrance Porch

uPVC Double Glazed Entrance Door & A Further uPVC Double Glazed Door Leading To The Hallway.

### Entrance Hallway

Staircase To First Floor, Provides Access To Living Room & Dining Room.

### Living Room

uPVC Double Glazed Window To Front & Rear Aspect, Feature Brick Fireplace Offering Space For Log Burner, Radiator.

### Kitchen

Fitted With Base, Wall & Drawer Units, Worksurface With Stainless Steel Sink Unit, Built-In Electric Oven, Hob & Overhead Extractor Fan, Space For A Freestanding Washing Machine & Fridge Freezer.

### Dining Room

uPVC Double Glazed Window To Front Aspect, Space For Family Sized Dining Table, Radiator, Opening Into Kitchen Area.

### First Floor Landing

uPVC Double Glazed Window To The Rear Aspect, Provides Access To All Three Bedrooms & Family Bathroom.

### Bedroom One

uPVC Double Glazed Window & Radiator.

### Bedroom Two

uPVC Double Glazed Window & Radiator.

### Bedroom Three

uPVC Double Glazed Window & Radiator.

### Family Bathroom

Tiled Bathroom Fitted With White Hand Wash Basin, W/C, Large Walk-In Shower Cubicle, Chrome ladder Style Towel Radiator, uPVC Double Glazed Window.

### Loft Space

Partially Boarded Generous Sized Loft Space With The Potential To Convert Subject To Approved Planning Permission.

### Outbuilding/Office

Power, Lighting, uPVC Double Glazed Windows & French Doors.

### Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band: A

### Measurements

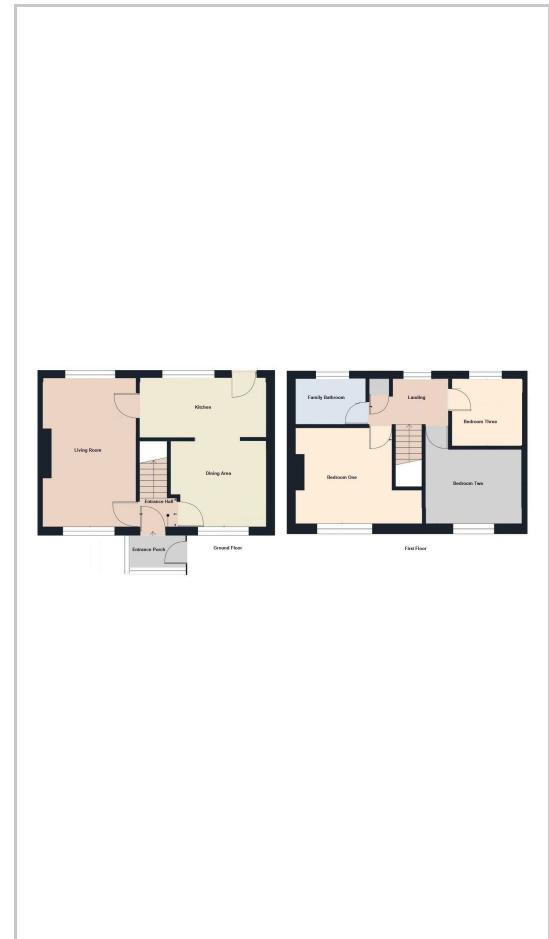
Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

