



**Beamish Road, TS23 3DT**  
**3 Bed - House - Semi-Detached**  
**£82,995**

SEMI DETACHED HOUSE. THREE BEDROOMS. SOLD WITH A SITTING TENANT PAYING £500 PER CALENDAR MONTH. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. CONSERVATORY. OFF STREET PARKING. FRONT AND REAR GARDENS.

An ideal opportunity for a landlord/ investor to purchase a property with a sitting tenant in situ paying £500 per calendar month. A spacious three bedroomed semi detached house located on Beamish Road in a popular residential area close to local shops, schools for all age groups, regular bus services and Billingham Town Centre. With the benefit of gas central heating and uPVC double glazing the accommodation briefly comprises: Entrance Hall, L shaped Lounge/ Dining Room, Conservatory, fitted Kitchen/ Breakfast Room with built in oven and hob, Landing, three Bedrooms - two with fitted wardrobes, Bathroom with white suite and electric shower and separate WC. Externally there is a front garden with off street parking and enclosed rear garden with patio area.

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## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door to the front elevation. Staircase giving access to the first floor with storage cupboard below. Tiled flooring, central heating radiator and ceiling coving.

### 'L' SHAPED LOUNGE/DINING ROOM

18'6 x 18' maximum measurement (5.64m x 5.49m maximum measurement)

### LOUNGE AREA

18'6 x 10'4 (5.64m x 3.15m)

Dual aspect double glazed windows to the front and rear elevations. Wall mounted fireplace with marble effect hearth. Tv aerial point, wood effect laminate flooring, ceiling coving, fitted wall lights and central heating radiator.

### DINING AREA

7'8 x 6'10 (2.34m x 2.08m)

Double glazed window to the rear elevation. Wood effect laminate flooring, ceiling coving and central heating radiator.

### KITCHEN/BREAKFAST ROOM

18'6 x 7' (5.64m x 2.13m)

Double glazed window to the front elevation and double glazed patio doors to the rear elevation leading to the conservatory. Fitted floor, wall and drawer units with fitted work surfaces incorporating a one and a half bowl resin sink unit with mixer tap. Built in electric oven and gas hob with extractor hood above. Space and plumbing for a washing machine and dishwasher. Tiled flooring, two central heating radiators and ceiling coving.

### CONSERVATORY

12'4 x 8' approximate measurement (3.76m x 2.44m approximate measurement)

uPVC double glazed conservatory on a brick base with wood effect laminate flooring, ceiling fan and French doors leading to the rear garden.

### FIRST FLOOR LANDING

Access to the loft. Built in cupboard housing gas boiler providing hot water and central heating. Ceiling coving and doors leading to three bedrooms, bathroom and separate WC.

### BEDROOM 1

12'2 x 10'4 including wardrobes (3.71m x 3.15m including wardrobes)

Double glazed window to the front elevation. Built in storage cupboard and mirror fronted sliding door fitted wardrobes. Ceiling coving and central heating radiator.

### BEDROOM 2

10'4 x 10'2 including wardrobes (3.15m x 3.10m including wardrobes)

Double glazed window to the front elevation. Built in storage cupboard and mirror fronted sliding door fitted wardrobes. Ceiling coving and central heating radiator.

### BEDROOM 3

7'10 x 7'6 (2.39m x 2.29m)

Double glazed window to the rear elevation. Ceiling coving and central heating radiator.

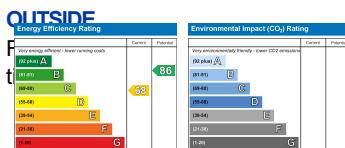
### BATHROOM

7'4 x 5'6 (2.24m x 1.68m)

Double glazed window to the rear elevation. White suite comprising of a bath with wall mounted electric shower, washbasin with mixer tap and vanity storage unit below and low level WC. Fully tiled walls and central heating radiator.

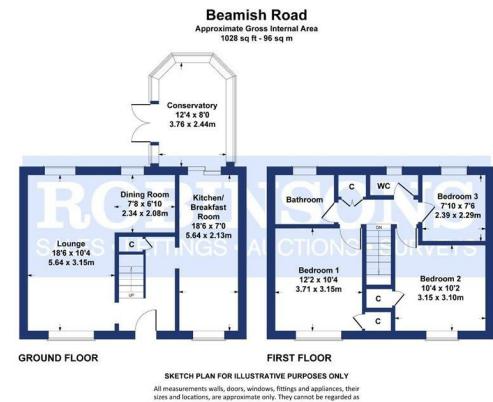
### SEPARATE WC

Double glazed window to the rear elevation and white low level WC.



Working facilities. Side access to the rear garden enclosed by shed.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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