



Dahlia Place, TS23 2FA
2 Bed - House - End Terrace
Chain Free £107,000

A two bedroom end terrace house which was built by Yuill Homes which comprises internally of entrance hallway, lounge, kitchen, rear lobby, cloaks/WC, landing, two bedrooms, en suite to bedroom one and bathroom/WC. Externally, the property has easily maintained gardens to both the front and rear, in addition to a parking space which is allocated to the rear. The property benefits from gas central heating, double glazing and in our opinion a viewing is highly recommended. The property is close to Billingham Town Centre and equally close to Bus Routes, local schools and shops.

TO BE SOLD WITH TENANT IN SITU
TENANT PAYS £550 PER CALENDAR MONTH



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ENTRANCE

Via front entrance door, stairs leading to landing and door leading to lounge.

LOUNGE

14'3 x 11'5 (4.34m x 3.48m)

uPVC double glazed window to the front elevation, single radiator, door leading to kitchen.

KITCHEN

11'5 x 9'2 (3.48m x 2.79m)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, stainless steel splash back with extractor hood, plumbing for washing machine, kickspace heater, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, uPVC double glazed window to the rear elevation, door leading to rear lobby.

REAR LOBBY

Doors leading to rear garden and door leading to cloaks/WC, single radiator.

CLOAKS/WC

With low level WC, wash hand basin, single radiator

LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2 and bathroom/WC.

BEDROOM ONE

11'5 x 9'8 (3.48m x 2.95m)

Two uPVC double glazed windows to the front elevation, single radiator, door leading to en suite.

EN SUITE

With suite comprising of double shower cubicle with shower, pedestal wash hand basin with mixer tap, low level WC, single radiator.

BEDROOM TWO

9'6 x 7'11 (2.90m x 2.41m)

uPVC double glazed window to the rear elevation, single radiator.

BATHROOM/WC

With bathroom suite comprising of bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed window to the rear elevation.

OUTSIDE

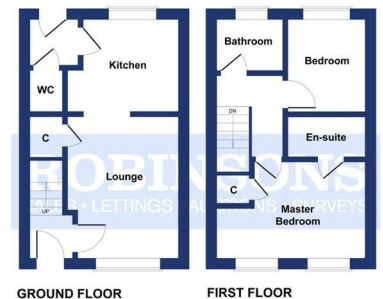
To the front there is a open plan laid to lawn front garden with paved footpath leading to the front entrance door. To the rear there is an enclosed rear garden, lawned with a paved footpath and enclosed by timber fencing with gated access to the rear, in addition to an allocated parking space.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	79		

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.

Dahlia Place



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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