



**Gardenia Way
Billingham**

£160,000

ENERGY RATING: C-78

A well presented three bedroom townhouse on this popular modern development close to Billingham town centre. Offering spacious open plan living the property comprises; entrance hall, cloaks/WC, 25 ft. open plan lounge/kitchen with French doors opening to the garden, master bedroom with fitted wardrobes & en-suite shower room, family bathroom and third bedroom to the first floor then a further large double bedroom to the second floor. There are two parking spaces to the front of the property and a West facing enclosed garden to the rear. Energy Rating: C-78. Council Tax Band: C (£2,109.61).



- Three Bedroom Townhouse • Spacious Open-plan Lounge/Kitchen • Bathroom, En-Suite & Cloaks/WC • West Facing Rear Garden

Entrance Hall

Wooden entrance door with feature lights, staircase to the first floor, laminate flooring and a radiator.

Cloaks/WC

Low level WC, corner wash hand basin with tiled splashbacks, laminate flooring, extractor fan and a radiator.

Open Plan Lounge/Kitchen

7.63m x 4.63m (at widest) (25'0" x 15'2" (at widest))

Front & rear aspect UPVC double glazed windows and rear aspect UPVC double glazed French doors opening to the garden. A range of wood effect base & wall units with rolled worksurfaces & matching upstand incorporating 1½ bowl stainless steel sink & mixer tap, gas hob with oven below and a stainless steel & extractor hood over.

Integrated fridge, space & plumbing for washing machine, laminate flooring, understair storage cupboard, spot lights and a radiator.



First Floor Landing

Front aspect UPVC double glazed window and staircase to second floor.

Bedroom One

2.60m x 3.34m (8'6" x 10'11")

Rear aspect UPVC double glazed window & French doors with Juliet balcony, built-in wardrobes, storage cupboard housing Baxi combi boiler, and a radiator.



- Two Parking Spaces
- Popular Development, Close to Town Centre
- Energy Rating: C-78
- Council Tax Band: C (£2,109.61)



En-Suite

Rear aspect UPVC double glazed window, walk-in double enclosure with thermostatic mixer shower, pedestal wash basin and low level WC. Extractor fan and a radiator.

Bedroom Three

2.14m x 2.39m (7'0" x 7'10")

Front aspect UPVC double glazed window and a radiator.



Bathroom

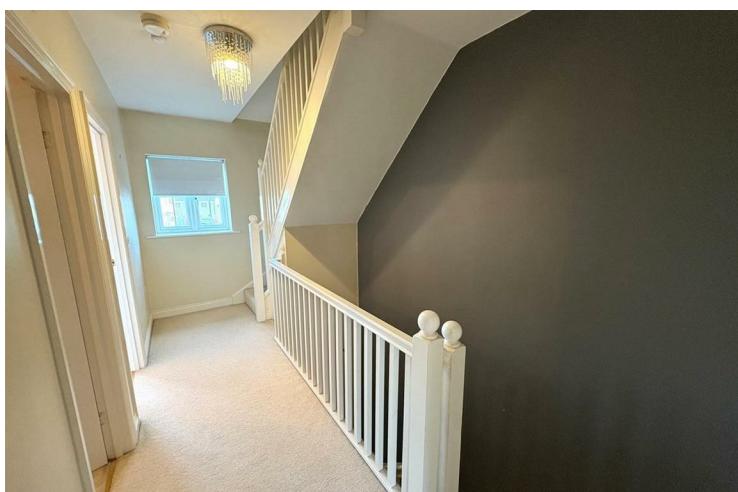
Side aspect UPVC double glazed window, white suite comprising; panel enclosed bath, pedestal wash basin, low level WC, part tiled walls, extractor fan and a radiator.

Second Floor Landing

Bedroom Two

4.65m (max.) x 3.54m (15'3" (max.) x 11'7")

Front & rear aspect dormer style windows, built-in wardrobe, two radiators and access to the loft.



Externally

There are two parking spaces to the front of the property. To the rear is an enclosed, West facing garden with extensive patio and a lawn.





Additional Information

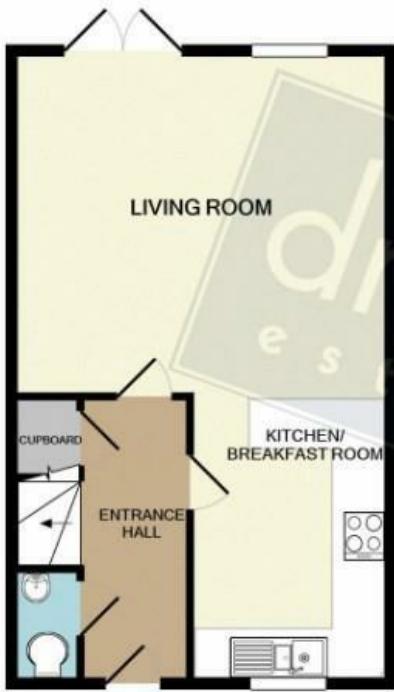
Local Authority - Stockton-on-Tees

Council Tax - Band C

Viewings - By Appointment Only

Floor Area - 860.00 sq ft

Tenure - Freehold



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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