



Location is key with this property, situated on Thames Road in Billingham the property is being advertised with vacant possession and no forward chain. This semi-detached house offers huge potential with some TLC and vision the property would be an ideal family purchase. Comprising of an entrance hall, open plan spacious lounge/diner and fitted kitchen with an arch way leading through to the utility area on the ground floor. The upper level offers three bedrooms, landing with loft access, bathroom and separate w/c. External: Rear garden mainly laid to lawn and side access to the front of the property. Driveway for ample parking and garage. The property is fully alarmed, gas central heating and is double glazed throughout. Location: Thames Road is a popular road in Billingham and sits close to schools, local amenities and Wolviston Village.

Thames Road, Billingham, TS22 5EU

3 Bed - House - Semi-Detached

Open To Offers £200,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALLWAY

Front entrance door, under stairs cupboard, radiator.

OPEN PLAN LOUNGE/DINER

Double glazed bay window to front aspect, fire and surround, two radiators, coved ceiling, double glazed window to rear aspect.

KITCHEN

Tiled flooring, double glazed window to rear aspect, electric oven and hob, stainless steel sink and drainer, part tiling, archway to utility area.

UTILITY

Integrated fridge/freezer, tiled flooring, door to rear, double glazed window to rear aspect.

LANDING

Double glazed window to side aspect, storage cupboard, loft access, coved ceiling.

BEDROOM ONE

Double glazed window to front aspect, radiator, laminate flooring, coved ceiling.

BEDROOM TWO

Double glazed window to rear aspect, laminate flooring and coved ceiling.

BEDROOM THREE

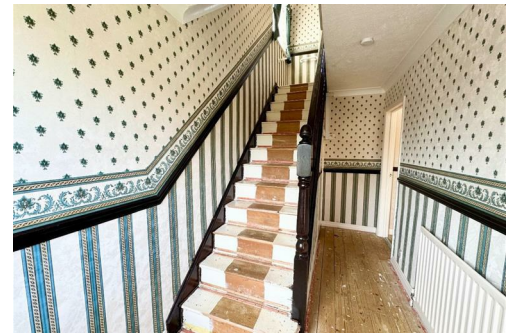
Double glazed window to front aspect, low level bulk head, radiator, coved ceiling.

BATHROOM

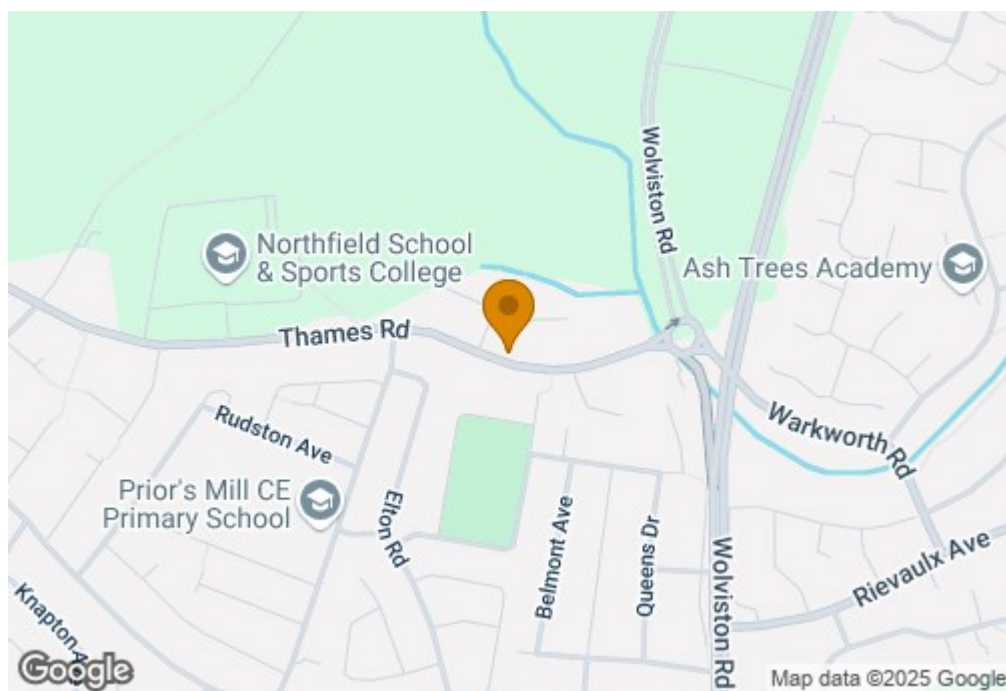
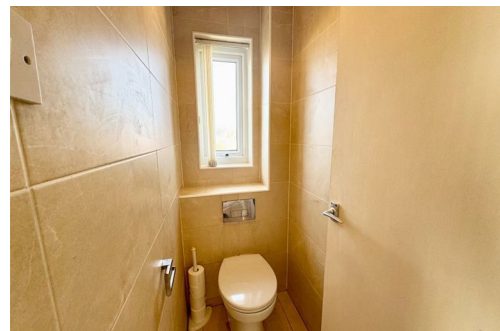
Fully tiled bathroom, double glazed window to rear aspect, bath, vanity wash hand basin, heated towel rail.

SEPARATE WC

Double glazed window to rear aspect, WC.




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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 

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