



**Charlton Close, BILLINGHAM TS23 4DG**

**welcome to**

## **Charlton Close, BILLINGHAM**

Further benefits include double glazing, gas central heating and the advantage of no forward chain. Early viewing is strongly recommended to fully appreciate the space, flexibility and quality this superb family home has to offer.

### **Entrance Hall**

Double glazed door to front, stairs to first floor, built in understairs storage cupboard, tiled floor, radiator.

### **Cloakroom**

Low level WC, pedestal wash hand basin, radiator, double glazed window to side.

### **Kitchen / Diner**

White wall and base units with roll edge worktops, part tiled walls, 1. 1/2 sink and drainer with mixer tap, built in electric oven and gas hob with extractor over, plumbing for dishwasher and washing machine, spotlights, space for dining table, double glazed window and french doors to rear, tiled flooring, radiator.

### **First Floor Landing**

Laminate flooring, built in storage cupboard housing hot water cylinder, double glazed window to side and front, radiator.

### **Lounge**

Double glazed french doors to rear with Juliette balcony, laminate flooring, radiator.

### **Bedroom 4/Additional reception**

Double glazed window to front, laminate flooring, radiator.

### **Bathroom**

Panelled bath and mixer tap with shower attachment, low level WC, wash hand basin with mixer tap on a vanity unit, part panelled walls, extractor fan.

### **Second Floor Landing**

Double glazed window to side, laminate flooring, loft access, built in storage cupboard, radiator.

### **Bedroom 1**

Double glazed window to front, laminate flooring, 3 door mirror sliding wardrobes.

### **En Suite**

Enclosed shower, wash hand basin, low level WC, extractor fan, radiator, vinyl flooring, double glazed window to front.

### **Bedroom 2**

Double glazed window to rear, laminate flooring, radiator.

### **Bedroom 3**

Double glazed window to rear, laminate flooring, radiator.

### **Externally**

#### **Front**

Double width driveway leading to single garage, gated access to rear garden.

#### **Rear Garden**

Beautifully kept and easily maintained, laid to a mix of artificial lawn, decking and imprinted patio with canopy over, outdoor lighting.

#### **Garage**

Up and over door to front, power, lighting.





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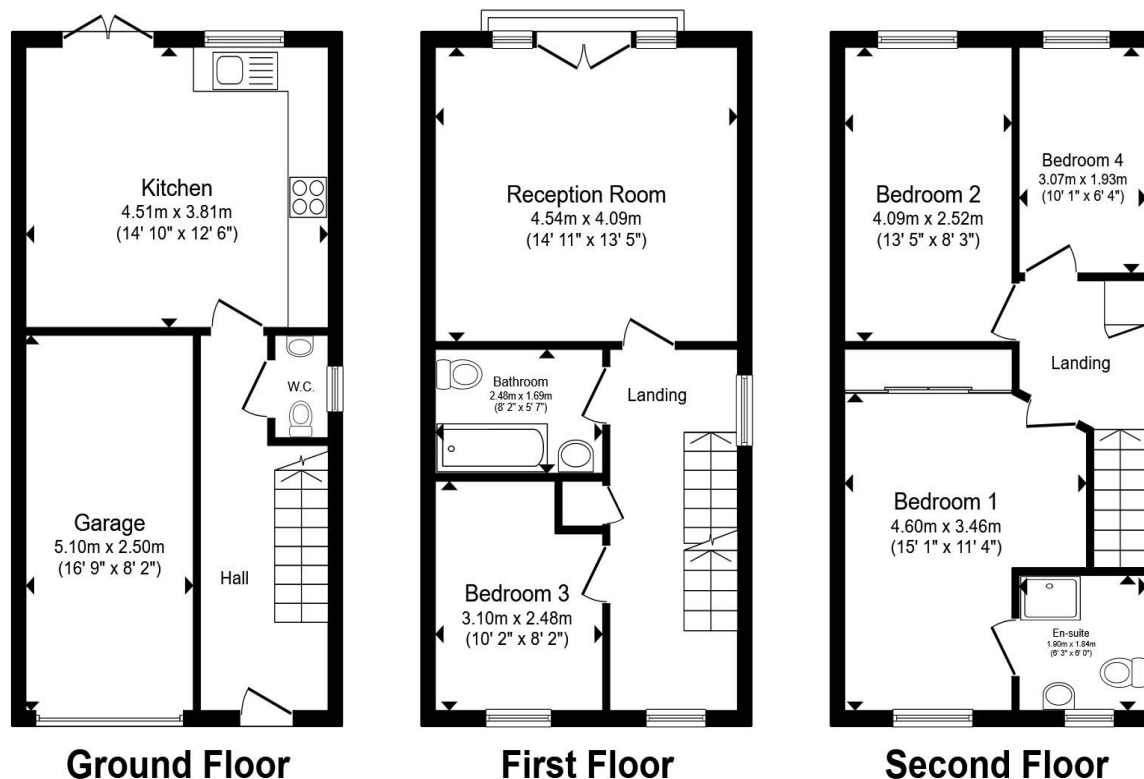
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## Charlton Close, BILLINGHAM

- EN SUITE
- DOUBLE DRIVEWAY
- GARAGE
- CUL-DE-SAC LOCATION
- JULIETTE BALCONY

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£175,000**



Total floor area 121.9 m<sup>2</sup> (1,312 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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