Rosedale Gardens, TS23 3UB
3 Bed - House - Semi-Detached
£175,000

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NO ONWARD CHAIN | CUL-DE-SAC LOCATION | NOT OVERLOOKED | ATTACHED GARAGE

A well presented three-bedroom semi-detached home, ideally positioned at the head of a quiet cul-de-sac on Rosedale Gardens, Billingham. Offering a combination of modern comfort, practical living space and a pleasant, private setting, this attractive property is sure to appeal to a wide range of buyers.

The accommodation benefits from uPVC double glazing, gas central heating via a combi boiler and an attached garage, while the property is offered for sale with the added advantage of no onward chain.

Upon entering, the welcoming entrance hall leads into a spacious through lounge/dining area, providing a versatile and comfortable space for both relaxing and entertaining. To the rear is a modern fully fitted kitchen, complemented by a separate utility room, providing excellent everyday practicality.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, fitted with a modern white suite.

Externally, the property enjoys front and rear gardens, with the rear garden providing a pleasant outdoor space to enjoy. Being situated at the head of the cul-de-sac and not directly overlooked, the property offers an appealing degree of privacy.

Location: Rosedale Gardens is conveniently located off Allington Drive in Billingham, providing access to local amenities, schools, transport links and the wider Teesside area.

An excellent opportunity for buyers seeking a three-bedroom home in a desirable cul-de-sac setting, with no onward chain.

LOCATION

Rosedale Gardens is situated just off Allington Drive in a popular residential area of Billingham. The property is conveniently placed for a range of local amenities, including shops, schools and everyday services, while nearby road links provide easy access to Stockton-on-Tees, Middlesbrough and the wider Teesside area. Billingham town centre is also within easy reach, offering a variety of shopping, leisure and recreational facilities. The location combines the benefits of a well-established residential setting with convenient access to surrounding towns and transport links.

VIEWINGS

VIA:- Robinsons Wynyard
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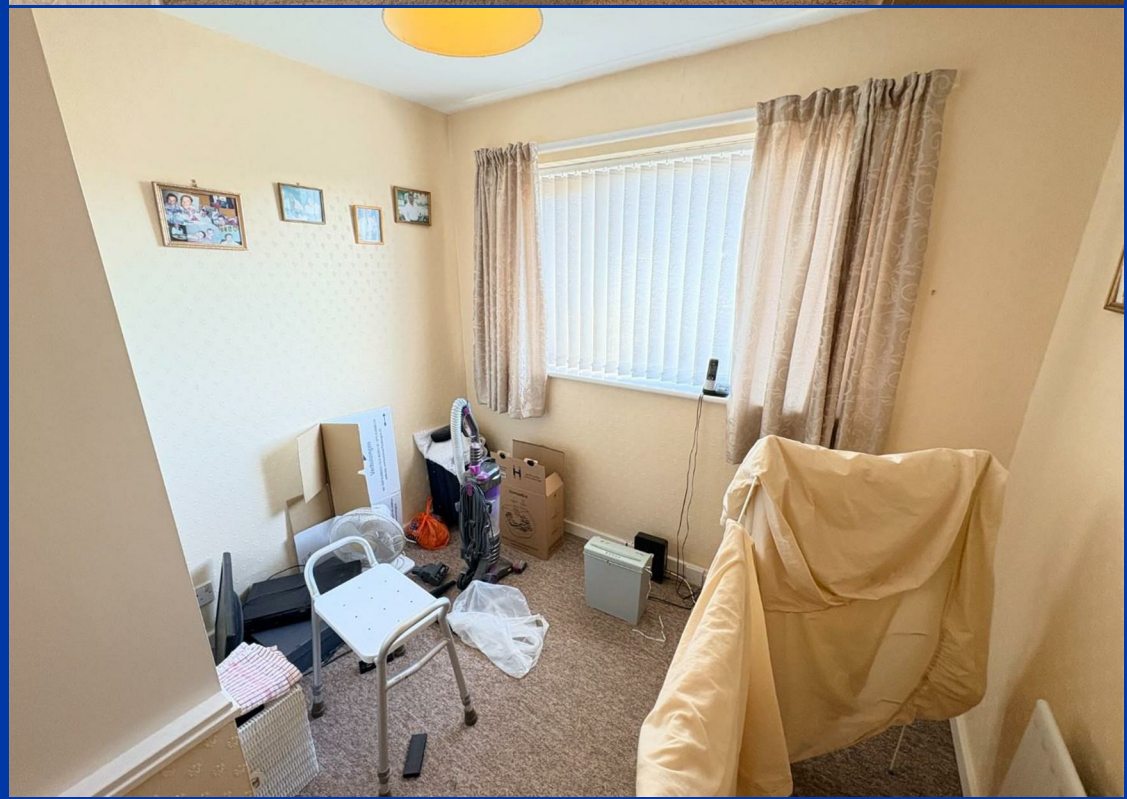
AGENTS NOTES

Council Tax: Stockton Council, Band B - Approx. £2014 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – Applied for and In progress
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

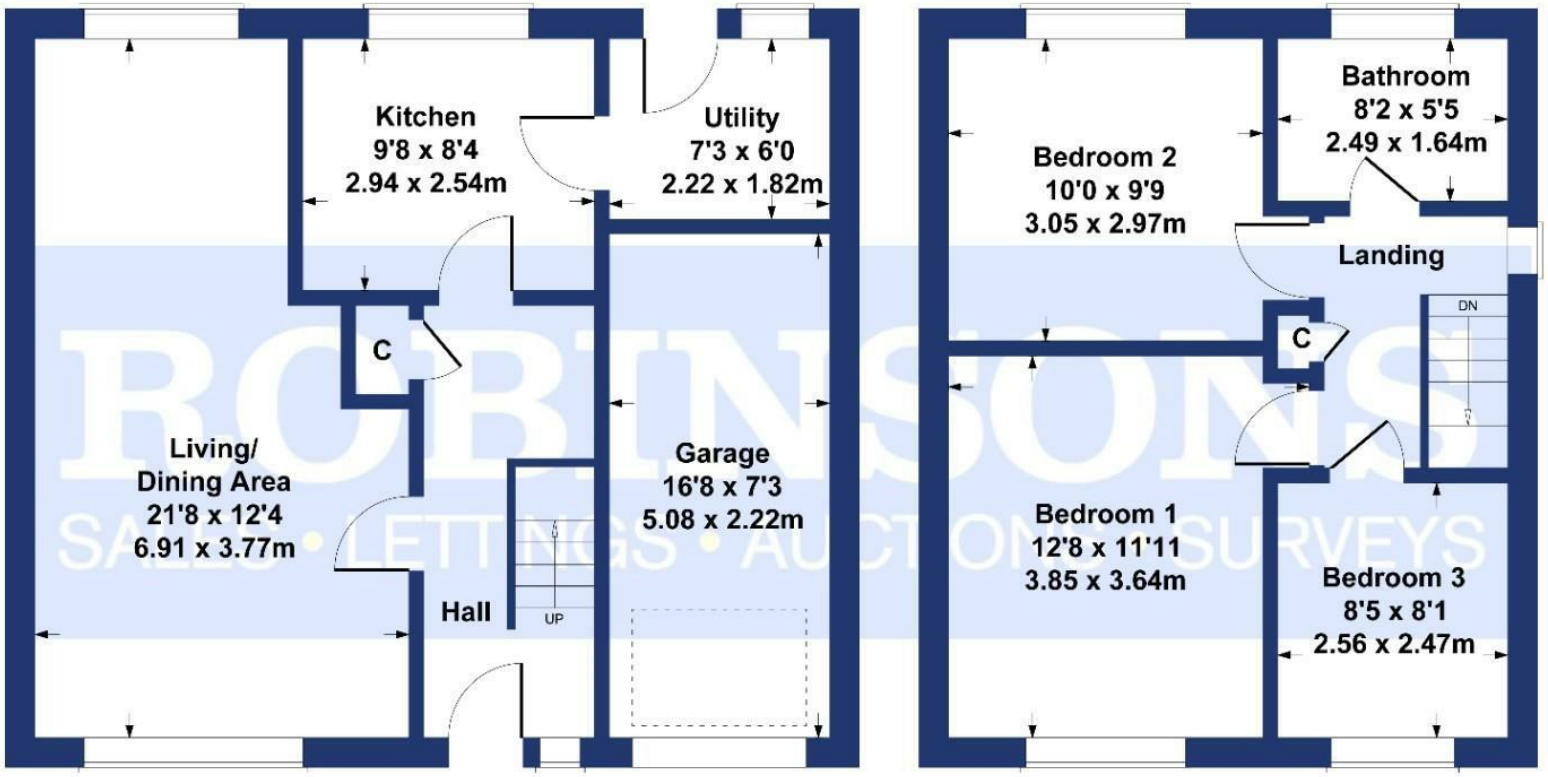
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.

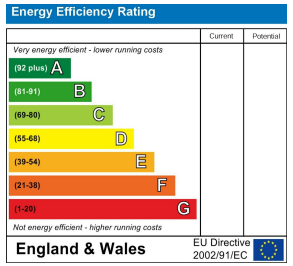


Rosedale Gardens

Approximate Gross Internal Area
1033 sq ft - 96 sq m



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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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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RICS ARLA Association of Residential Letting Agents mortgage CHOICE from Robinsons