PH ESTATE AGENTS



5 Burniston Drive

, Billingham, TS22 5DB

£190,000

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HALLWAY

4'5" x 6'11" (1.35m x 2.11m)

Entering the property from the generously sized front garden, you are welcomed into a bright and inviting entrance hallway, creating a pleasant first impression. The hallway provides convenient access to the reception room, spacious kitchen/diner, and central hallway, offering a practical and well-connected layout that provides easy access to the main areas of the home.

RECEPTION ROOM

10'10" x 14'9" (3.30m x 4.50m)

Positioned to the front aspect of the property, the reception room provides a comfortable and welcoming living space, with ample room to accommodate a two-piece suite alongside additional freestanding furniture and storage units. A UPVC double-glazed window allows plenty of natural light to fill the room, while the modern media wall extending across the main wall creates an impressive focal point and provides an ideal setting for a television and entertainment equipment. The room is finished with carpeting and benefits from a radiator, ensuring a warm and comfortable environment for relaxing and entertaining.

KITCHEN DINER

9'9" x 10'3" - 8'6" x 10'2" (2.97m x 3.12m - 2.59m x 3.10m)

Positioned to the rear of the kitchen/diner, the kitchen area has been thoughtfully arranged to combine style and practicality, featuring an attractive range of grey shaker-style wall, base, and drawer units complemented by light-coloured worktops. Integrated appliances include a built-in double oven and ceramic hob, while additional space is provided for freestanding appliances.

The room benefits from UPVC double-glazed windows to both the front and rear aspects, allowing plenty of natural light to flow throughout the space. A convenient door provides direct access to the rear garden, making the layout particularly practical for everyday family living and entertaining.

Located towards the entrance of the kitchen/diner, the dedicated dining area offers ample space for a large dining table and chairs, creating an ideal setting for family meals and hosting guests. A further UPVC double-glazed window enhances the bright and airy feel of this versatile room.

CENTRAL HALLWAY

3'0" x 13'11" (0.91m x 4.24m)

The central hallway provides access to the property's three well-proportioned bedrooms and family bathroom, creating a practical and convenient layout for the sleeping accommodation. Finished with carpeting and benefiting from a radiator, the hallway offers a warm and comfortable transition between the principal living areas and bedrooms.

BEDROOM ONE

11'2" x 9'2" (3.40m x 2.79m)

Positioned to the rear aspect of the property, the generously proportioned main bedroom offers ample space for a king-size bed alongside additional bedroom furniture and storage units. The room benefits from built-in wardrobes, providing excellent storage while helping to maintain a spacious and uncluttered feel. A UPVC double-glazed window allows plenty of natural light to enter, while a radiator ensures the room remains warm and comfortable throughout the year, creating a relaxing and well-presented principal bedroom.

BEDROOM TWO

10'9" x 11'10" (3.28m x 3.61m)

Positioned to the rear aspect of the property, the second bedroom is a well-proportioned double room, offering ample space for a double bed together with larger freestanding bedroom furniture and storage units. A UPVC double-glazed window allows plenty of natural light to fill the room, creating a bright and comfortable atmosphere, while a radiator ensures warmth throughout the year. Finished with carpeting, this versatile bedroom provides a comfortable and practical space for family members or guests.

BEDROOM THREE

9'10" x 7'4" (3.00m x 2.24m)

The third bedroom is centrally positioned within the property and provides a versatile and well-proportioned space, comfortably accommodating a small double bed alongside larger freestanding bedroom furniture and storage units. A UPVC double-glazed window allows natural light to brighten the room, while a radiator ensures warmth and comfort throughout the year. Finished with carpeting, this flexible bedroom would also lend itself well to use as a guest bedroom, home office, or additional living space.

FAMILY BATHROOM

8'5" x 4'10" (2.57m x 1.47m)

The family bathroom has been stylishly appointed with a contemporary three-piece suite, comprising a spacious walk-in shower with a glazed screen and striking black thermostatic shower, a modern wash hand basin with useful built-in storage, and a low-level WC. The room is finished with a stylish white brick-effect tiled surround, complemented by contrasting black grout for a modern and sophisticated look. A heated towel rail provides additional comfort, while a frosted UPVC double-glazed window allows natural light into the room while maintaining privacy. Overall, the bathroom offers a practical yet contemporary space with a smart and cohesive finish.

EXTERNAL

Externally, the property benefits from a well-maintained front garden, predominantly laid to lawn and enclosed by an attractive dwarf brick wall, creating a welcoming approach to the home. A private driveway provides convenient off-street parking and leads to the garage, offering useful additional storage or parking space.

To the rear, there is a fully enclosed and private garden, featuring a combination of lawn and a raised decking area. The decking provides an ideal space for outdoor seating, dining, and entertaining, while the grassed area offers additional space for families and those who enjoy spending time outdoors.

IMPORTANT INFORMATION

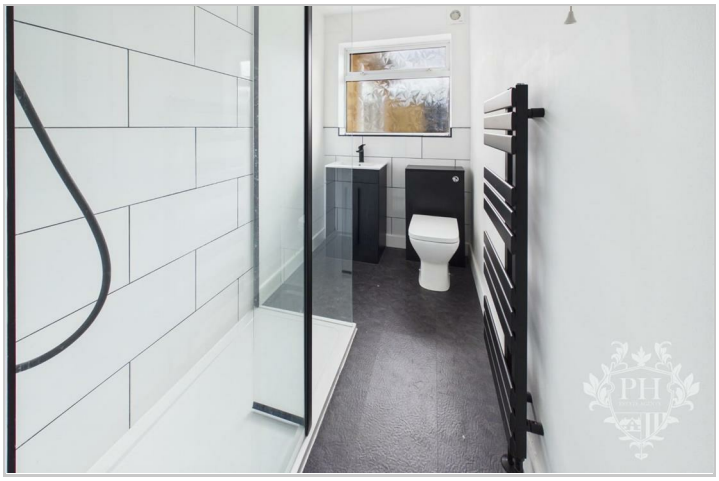
Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.
How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:
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For Cash Purchases
• Evidence of cleared funds by way of a bank statement.
For Mortgage Purchases
• Evidence of deposit by way of a bank statement.
• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.
Legal Services
We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!
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If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:
• Professional photography
• Detailed floor plans
• Virtual property tour
• Listings on Rightmove, Zoopla, and On the Market

Next Steps
Once you're ready to make an offer:
1.Contact our office.
2.Have your supporting documents ready.
3.We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers
•All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
•Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
•Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
•We reserve the right to amend or withdraw this property from the market at any time without notice.
•Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
•By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
•Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
•All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
For further details or clarification, please contact our office directly.









Road Map



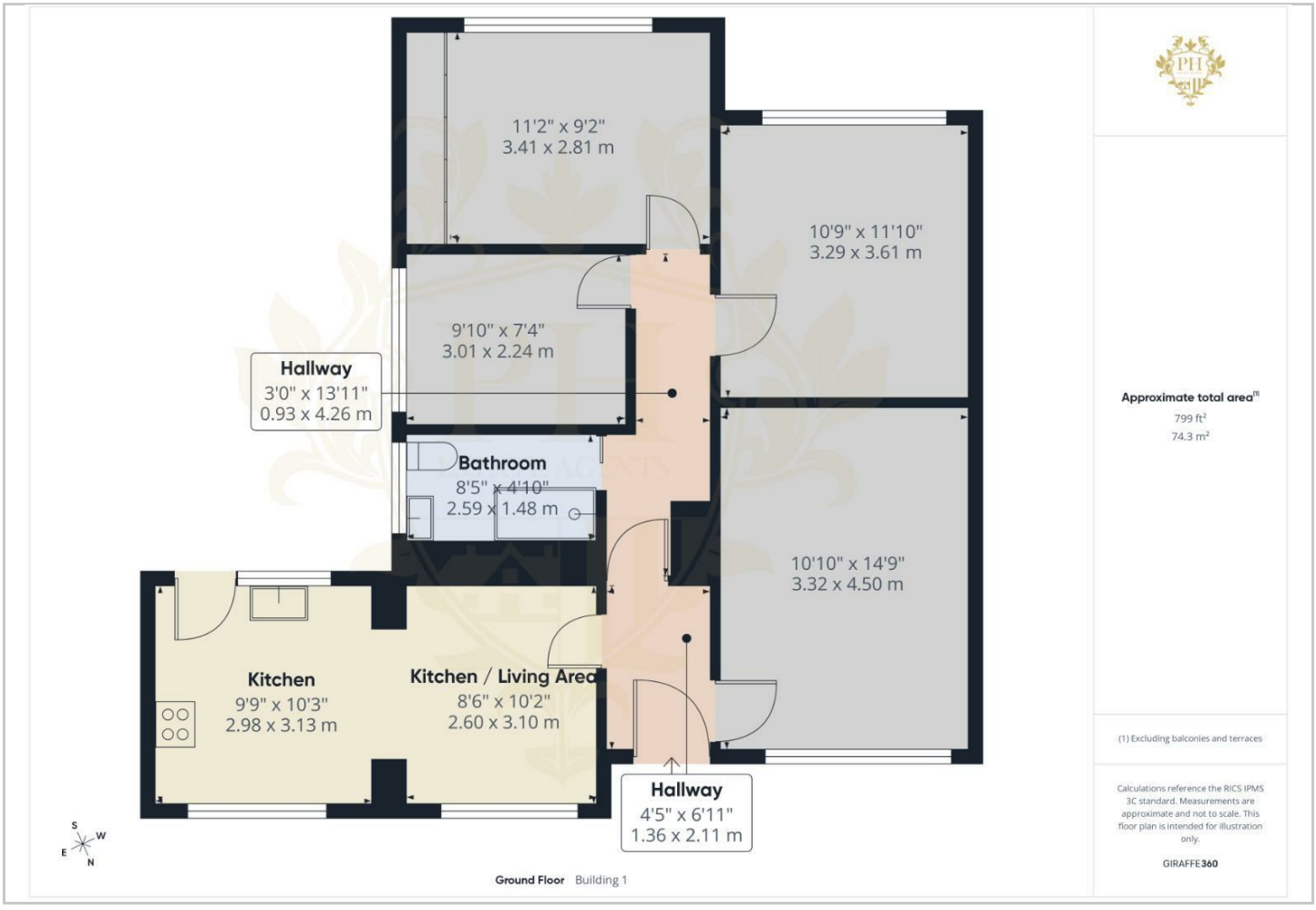
Hybrid Map



Terrain Map



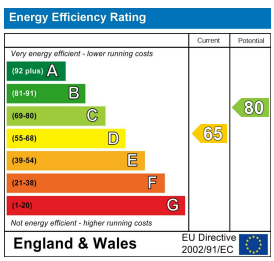
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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