



10 Kilnwick Close, Billingham
£300,000





10 Kilnwick Close

Billingham

This is an Outstanding Example of a Stunning Detached Four Bedroom House with Genuine Show-Home Credentials! Finished to a Very High Standard.

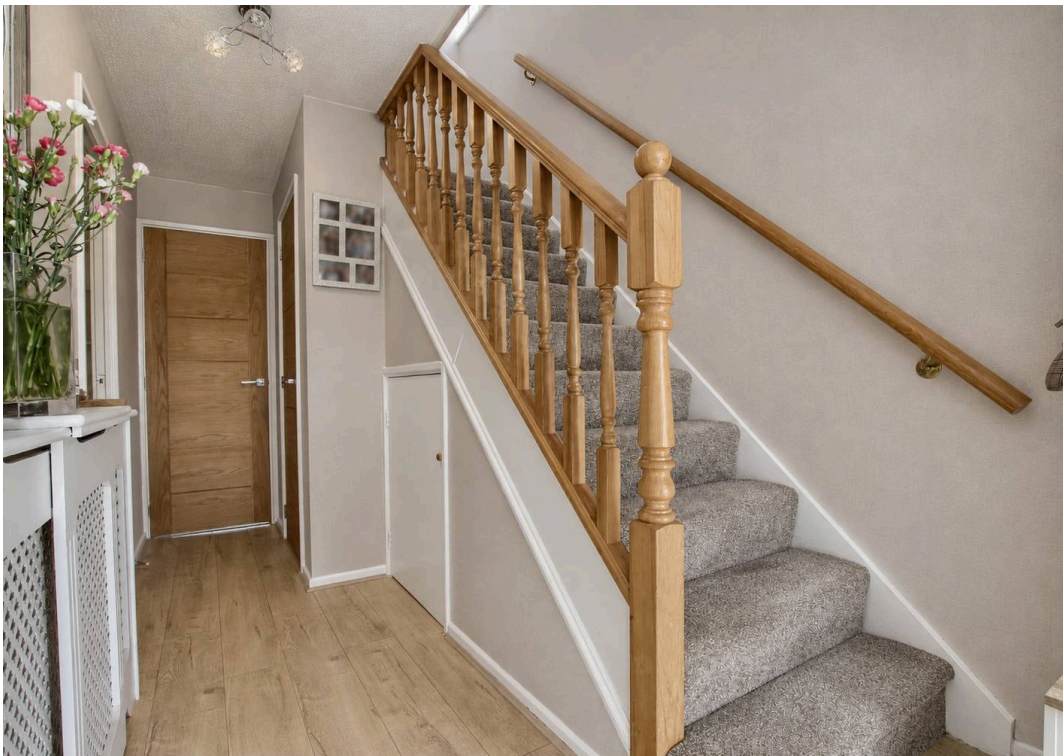
- Outstanding Four Bedroom Detached House
- Lovely Corner Garden Position with Westerly Facing Aspect
- Stylishly Presented with a Tasteful Eye
- Open Plan Kitchen/Diner/Living Area with Fabulous Range of Modern Units
- Downstairs W/C & Fantastic Modern Bathroom Suite
- Detached Garage & Parking for Several Cars
- Combi Boiler & UPVC Double Glazing



Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.















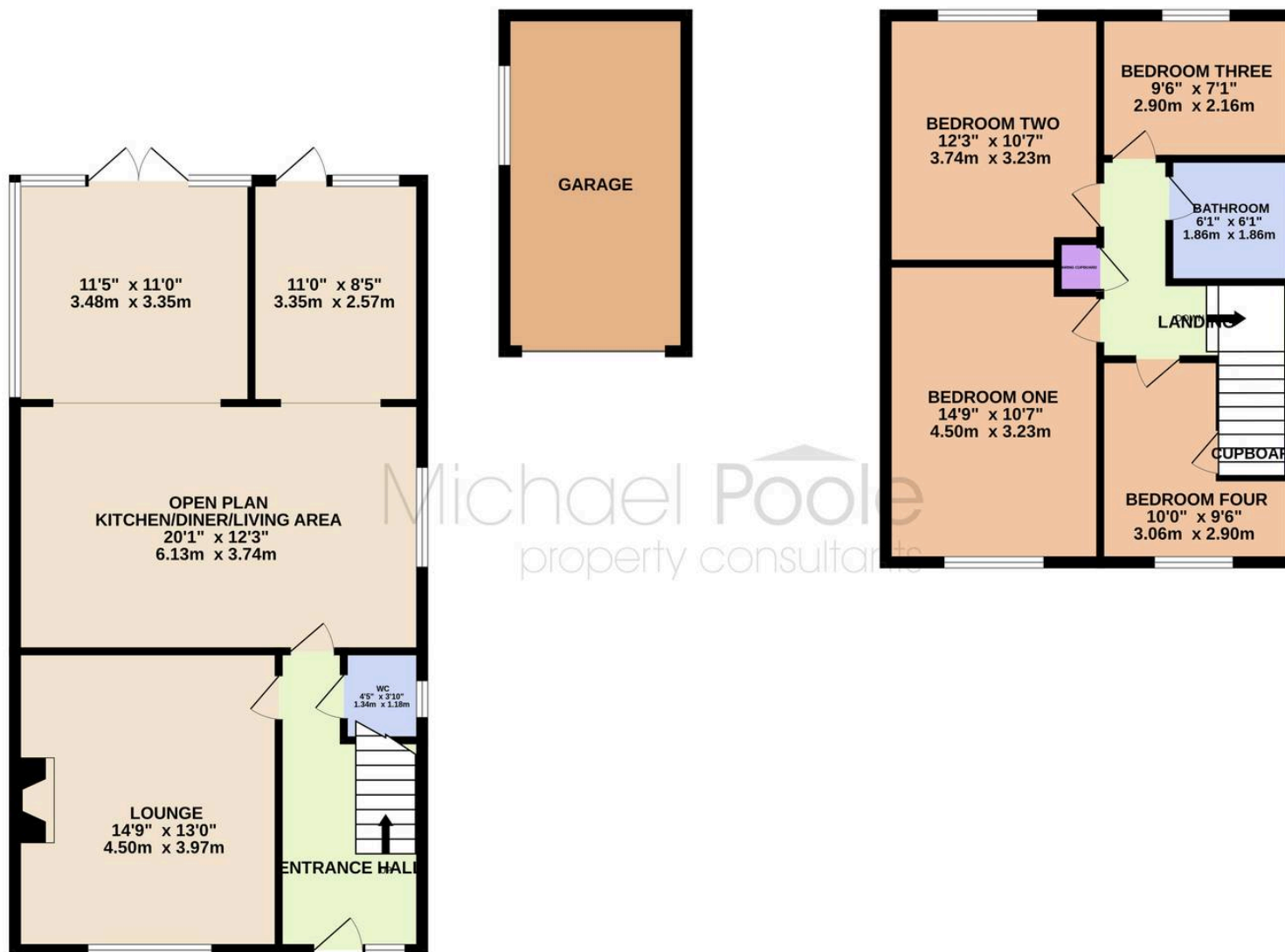
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Michael Poole

Michael Poole Estate Agents, 10 Town Square – TS23 2LY

01642955140

billingham@michaelpoole.co.uk

michaelpoole.co.uk/