



45 Mill Lane, Billingham



Guide Price £110,000



45 Mill Lane

Billingham, Billingham

Offers Invited Between £110,000 and £120,000

This charming three-bedroom mid-terrace property is the epitome of a perfect first-time buy or family home. Boasting a modern interior throughout, this home offers a comfortable and stylish living space for its lucky new owners. Upon entering, the welcoming entrance hall leads to a bright and airy lounge, perfect for relaxing after a long day. The spacious kitchen/diner provides a great space for entertaining guests or enjoying family meals. Moving upstairs, you will find a well-appointed landing leading to a modern bathroom and three generously sized bedrooms, offering ample space for a growing family or visiting guests. Additional features include UPVC double glazing and gas central heating for added comfort and efficiency. The icing on the cake is the private enclosed rear garden, providing a tranquil outdoor space to unwind or enjoy al fresco dining. With easy access to road networks such as the A19, commuting to work or exploring the surrounding area is a breeze.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.



Porch

Lounge

19' 3" x 10' 11" (5.86m x 3.32m)

Kitchen

16' 11" x 14' 2" (5.15m x 4.31m)

Landing

Bathroom

7' 1" x 7' 10" (2.16m x 2.40m)

Bedroom One

14' 0" x 10' 11" (4.26m x 3.32m)

Bedroom Two

11' 8" x 10' 11" (3.55m x 3.33m)

Bedroom Three

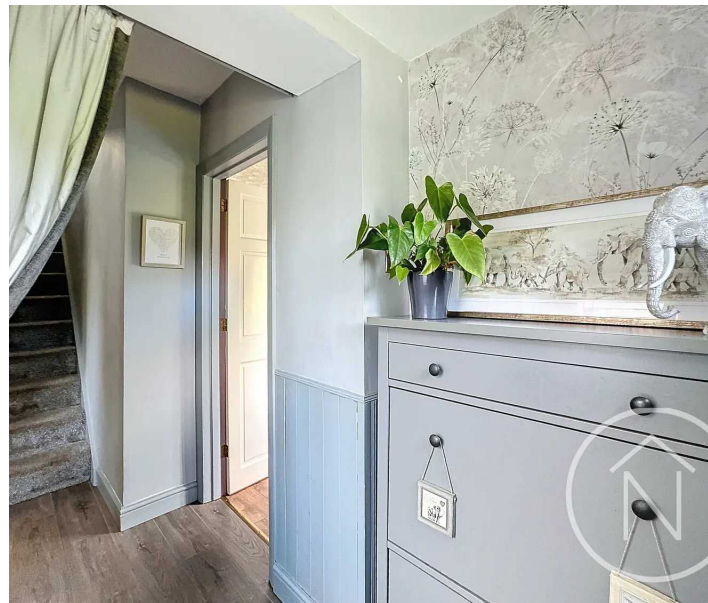
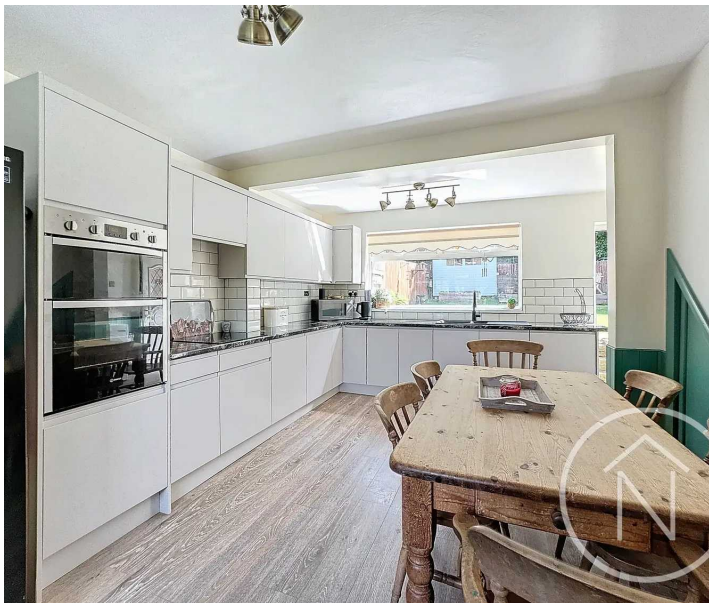
7' 7" x 8' 0" (2.32m x 2.43m)

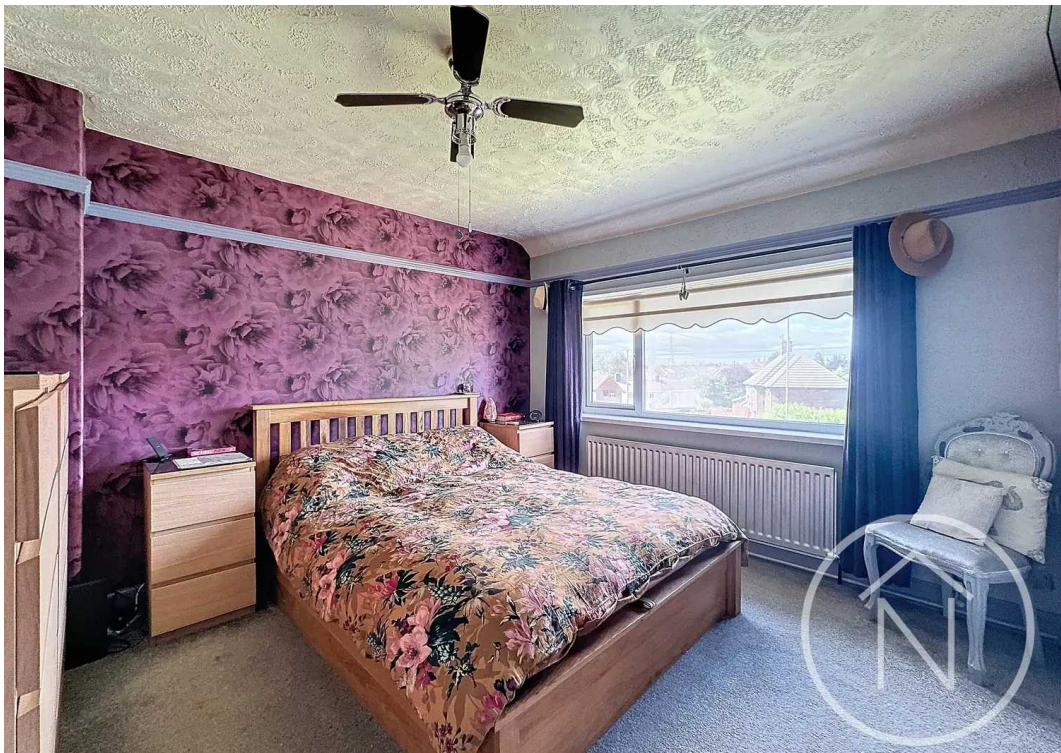
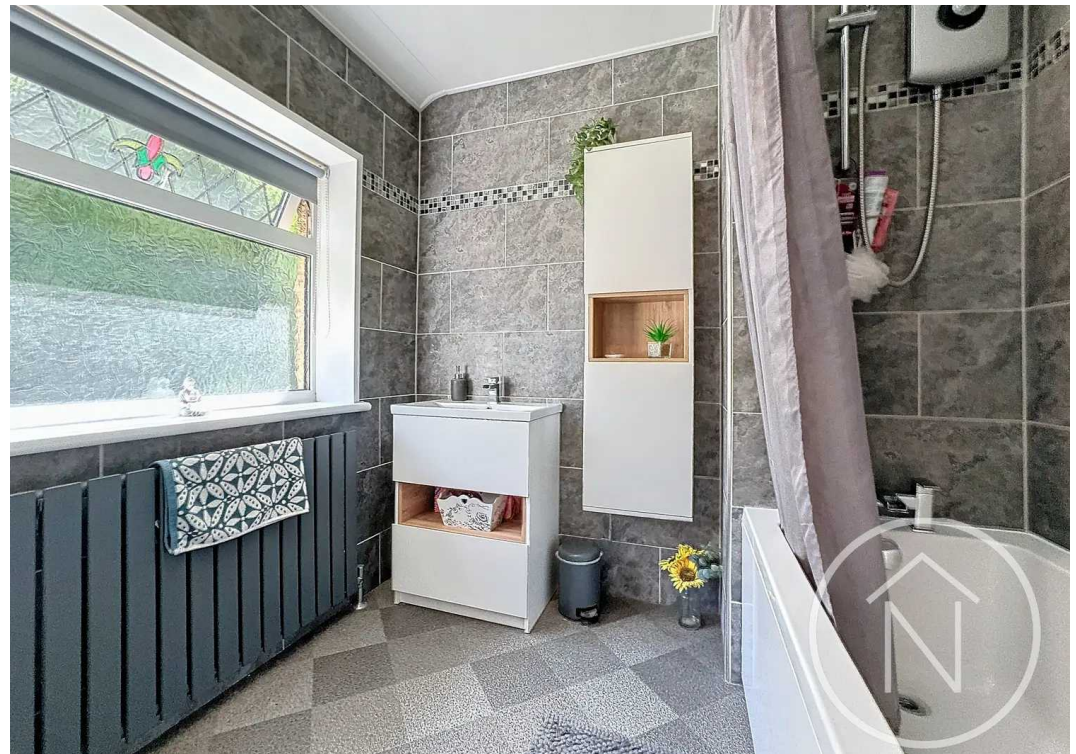
Council Tax band: A

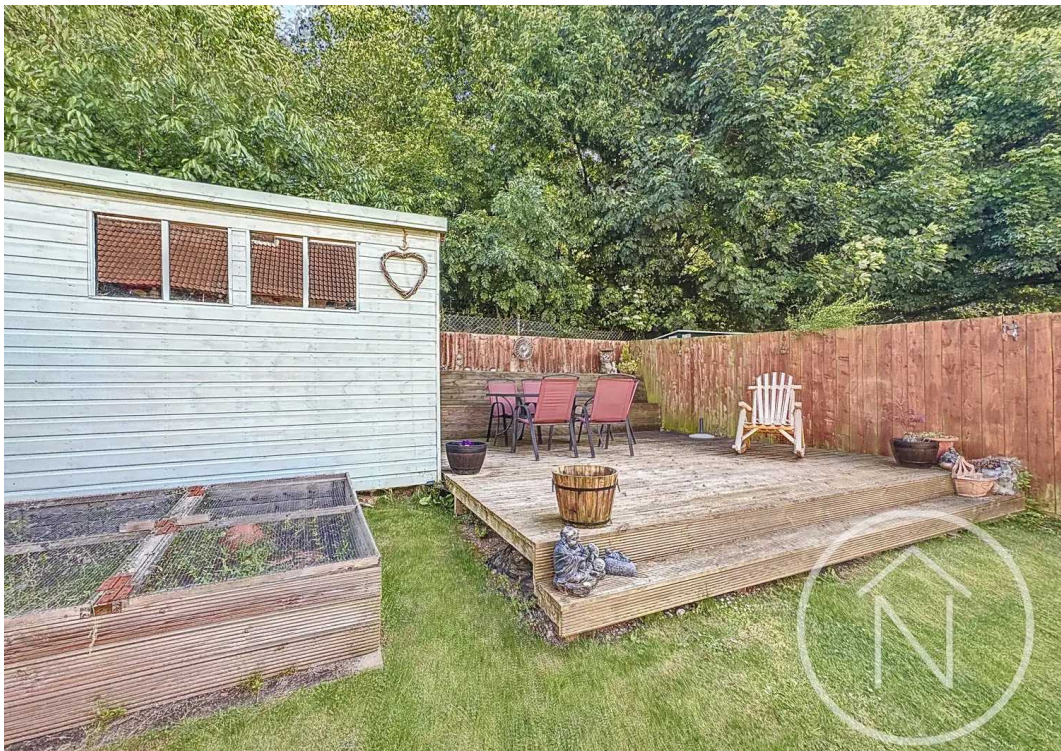
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating: TBC

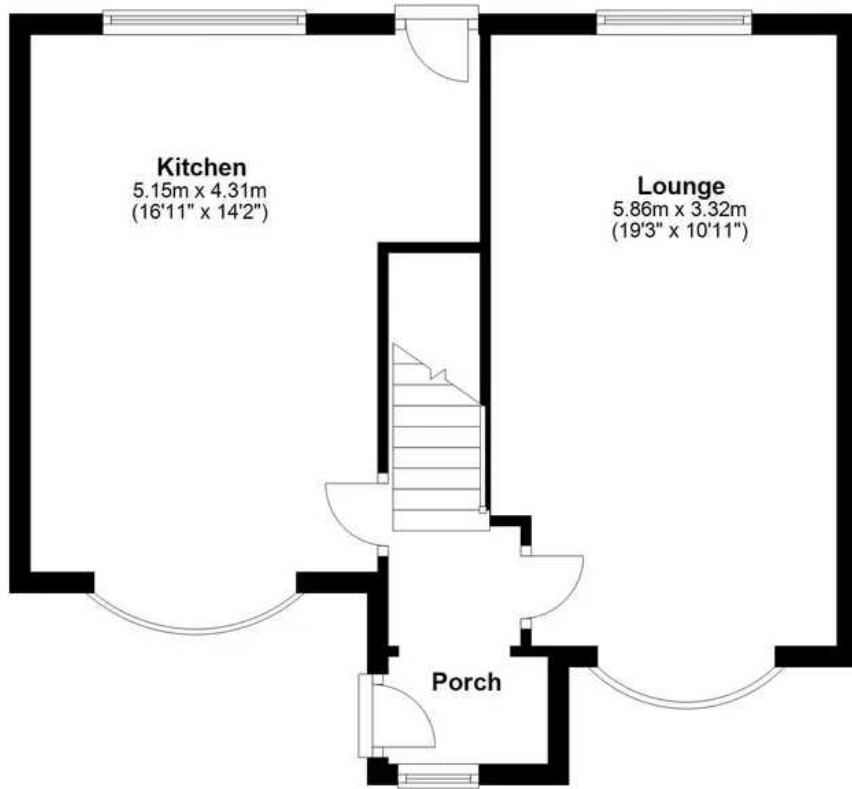
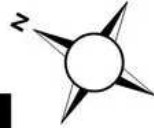






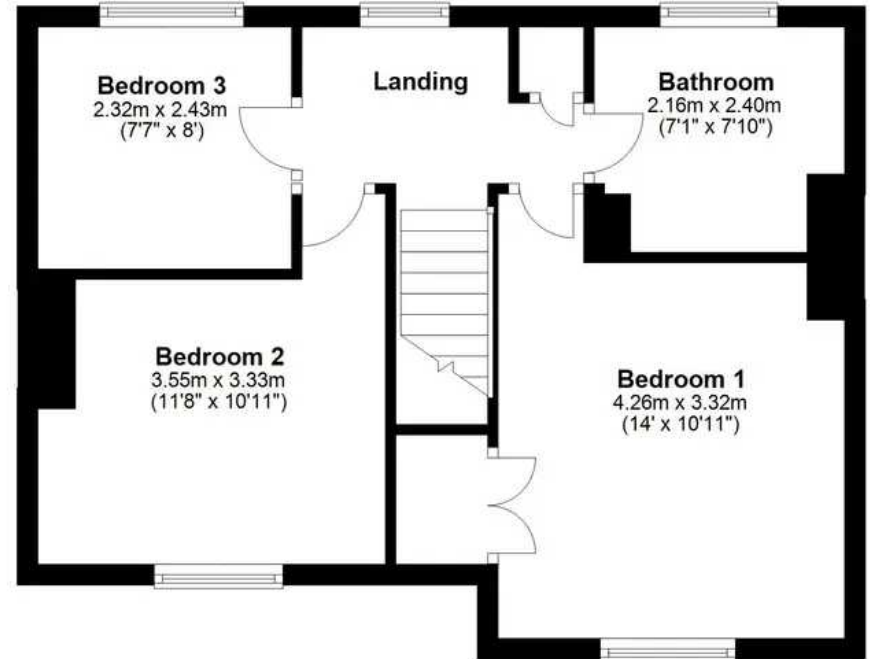
Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 sq. feet)

floor plan(s) by Northgate[®] for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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