



3 Nutley Road, Billingham  
Billingham



Guide Price £110,000 - £120,000



## 3 Nutley Road

Billingham, Billingham

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

This extended three-bedroom semi-detached property offers a comfortable and spacious living environment. Boasting a driveway and garage, this home is perfect for those seeking convenience and practicality. The south-facing rear garden provides an idyllic spot for outdoor enjoyment and relaxation. Residents will benefit from the property's proximity to local shops and amenities, making daily errands a breeze. With UPVC double glazing and gas central heating, the home ensures warmth and energy efficiency year-round. The accommodation comprises an entrance hall, a charming lounge, a bright garden room, a well-equipped kitchen, a bathroom and separate WC, and three generously sized bedrooms, offering ample space for the whole family to enjoy.

*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.*

Council Tax band: A

Tenure: Freehold



#### Entrance Hall

7' 4" x 5' 3" (2.24m x 1.60m)

#### Lounge

17' 0" x 13' 3" (5.17m x 4.04m)

#### Kitchen

17' 0" x 10' 1" (5.17m x 3.08m)

#### Garden Room

5' 5" x 11' 2" (1.65m x 3.41m)

#### Landing

#### WC

#### Bathroom

5' 0" x 5' 5" (1.53m x 1.65m)

#### Bedroom One

11' 3" x 13' 5" (3.43m x 4.08m)

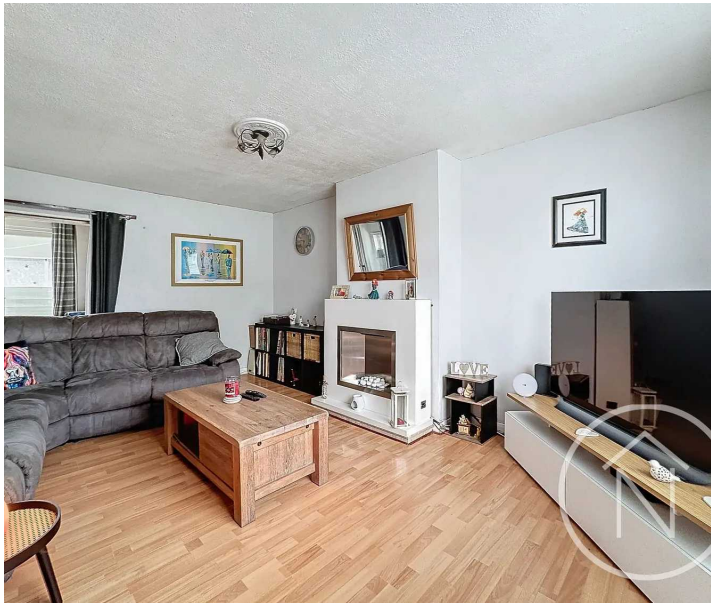
#### Bedroom Two

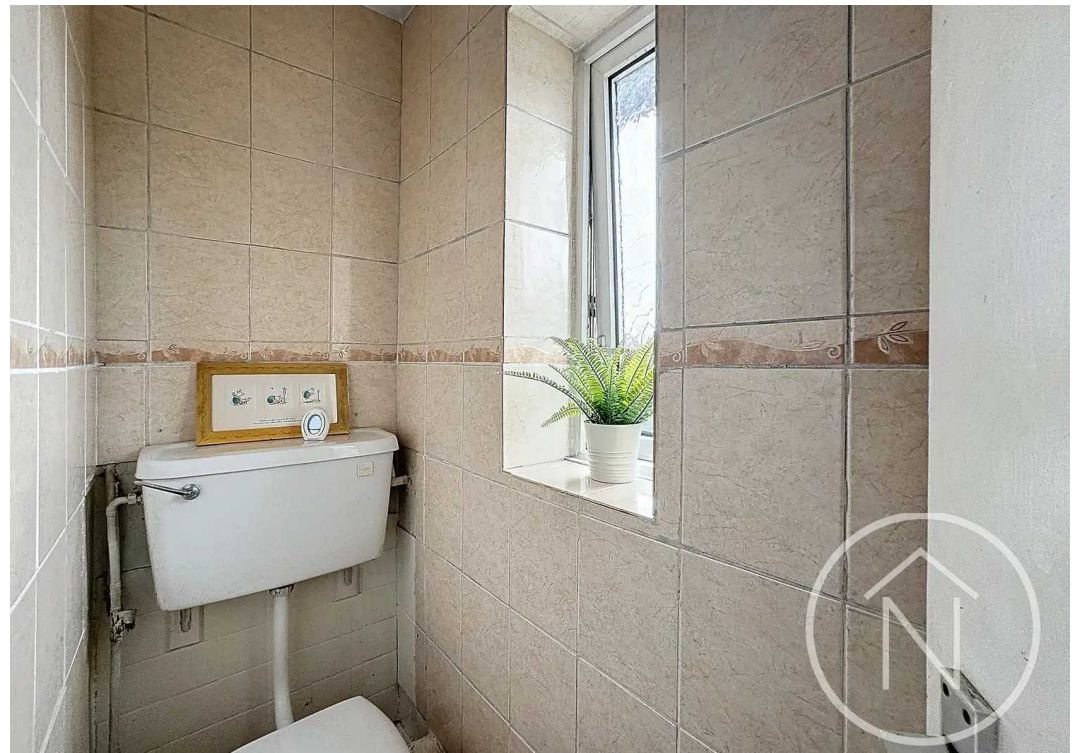
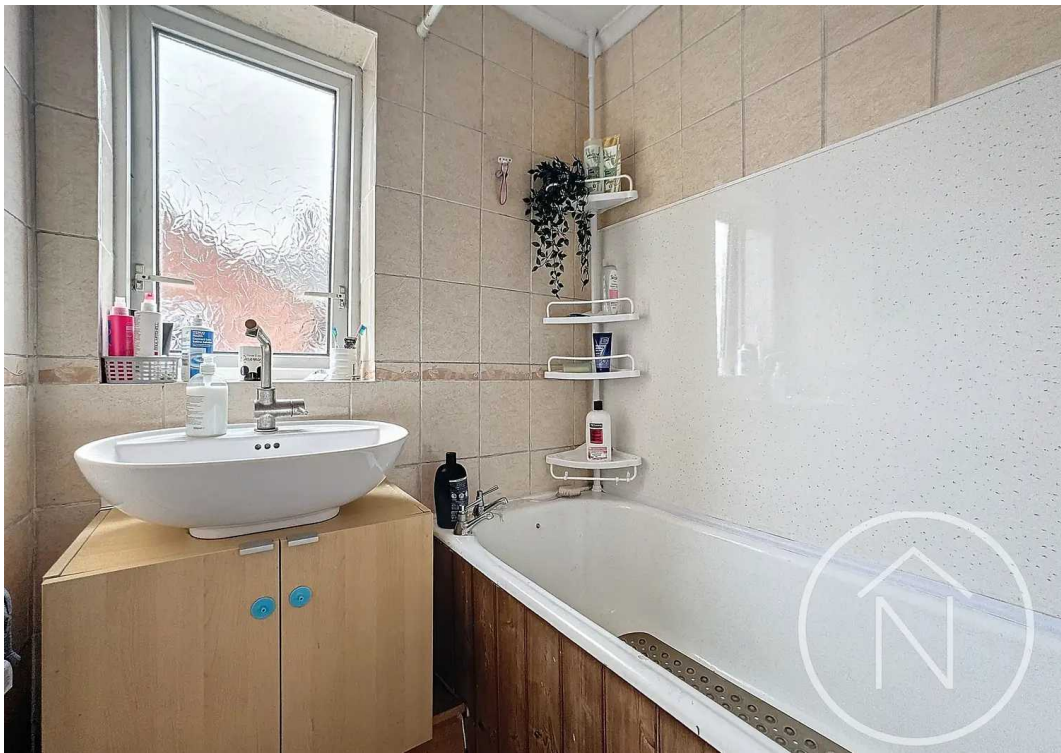
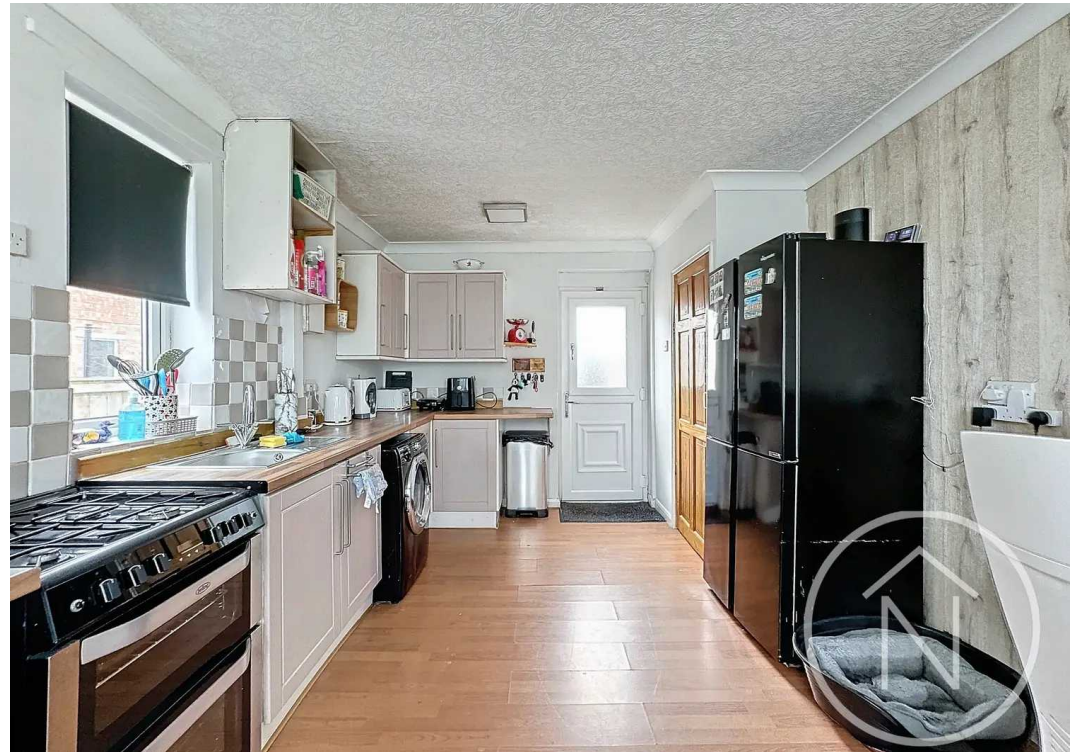
11' 5" x 10' 4" (3.47m x 3.15m)

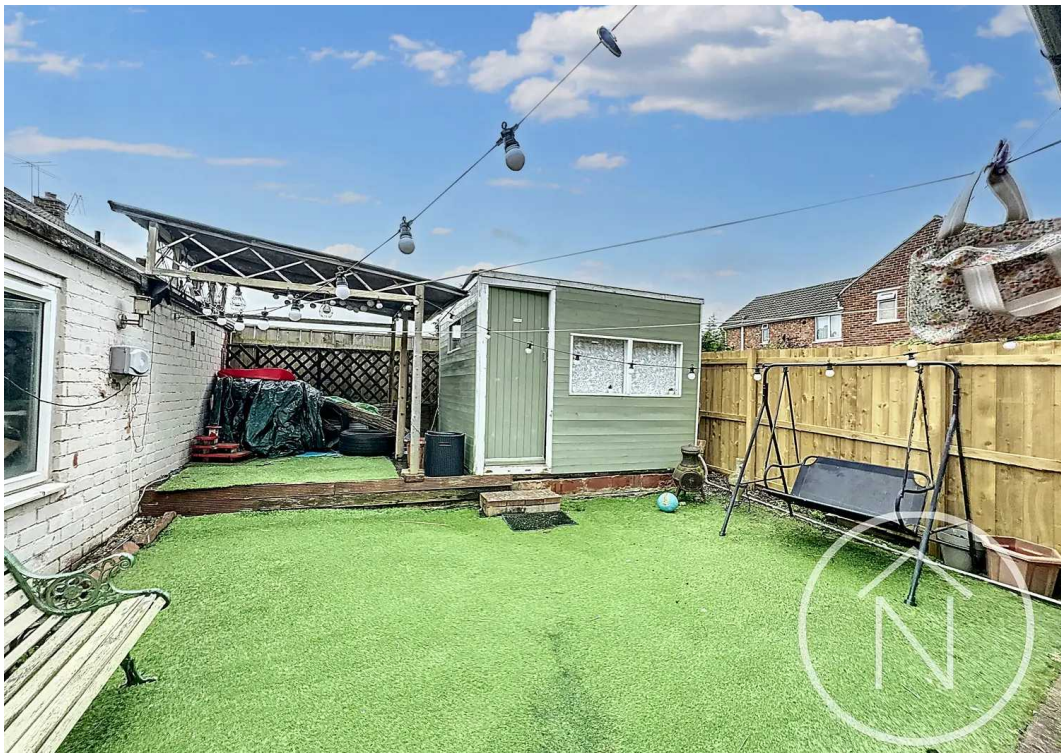
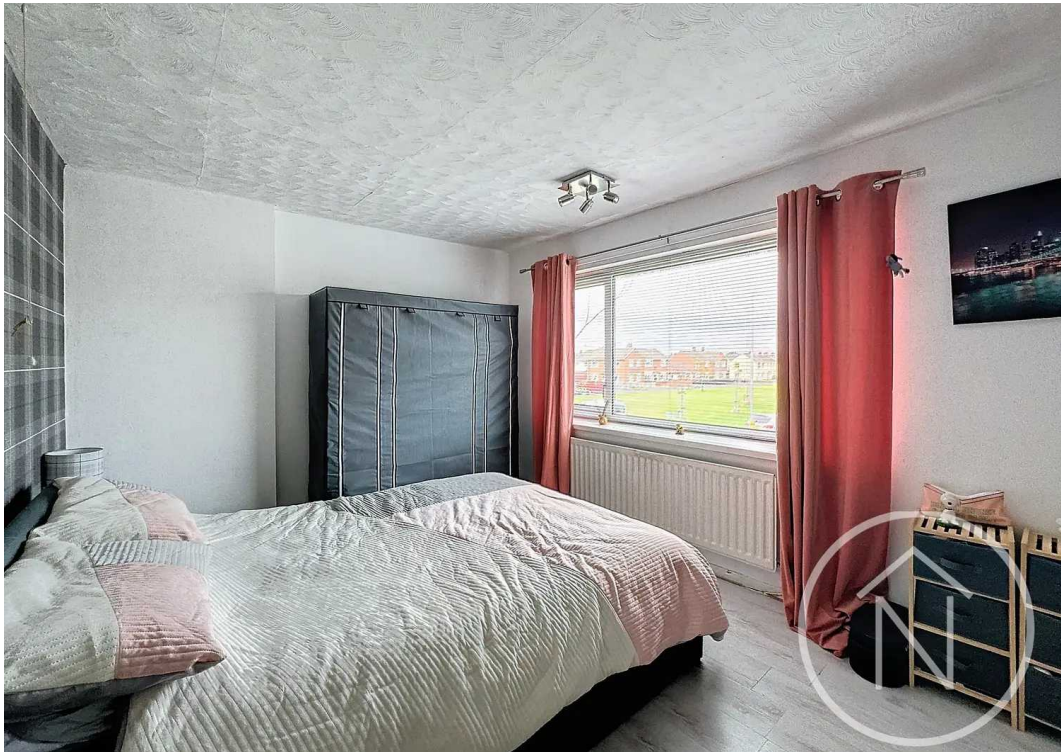
#### Bedroom Three

6' 10" x 9' 11" (2.09m x 3.02m)



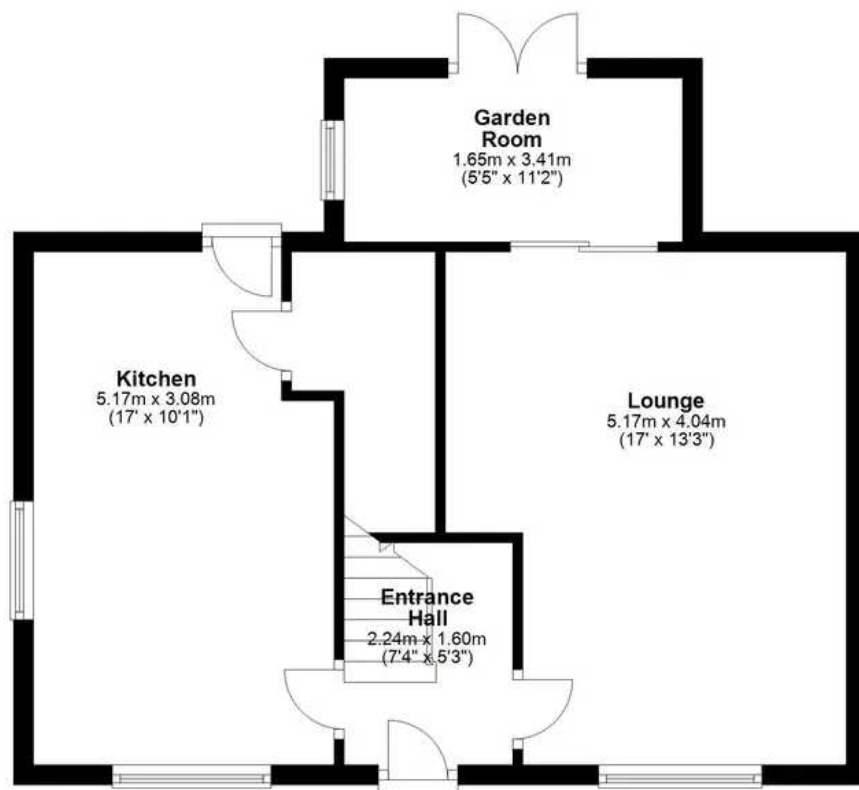






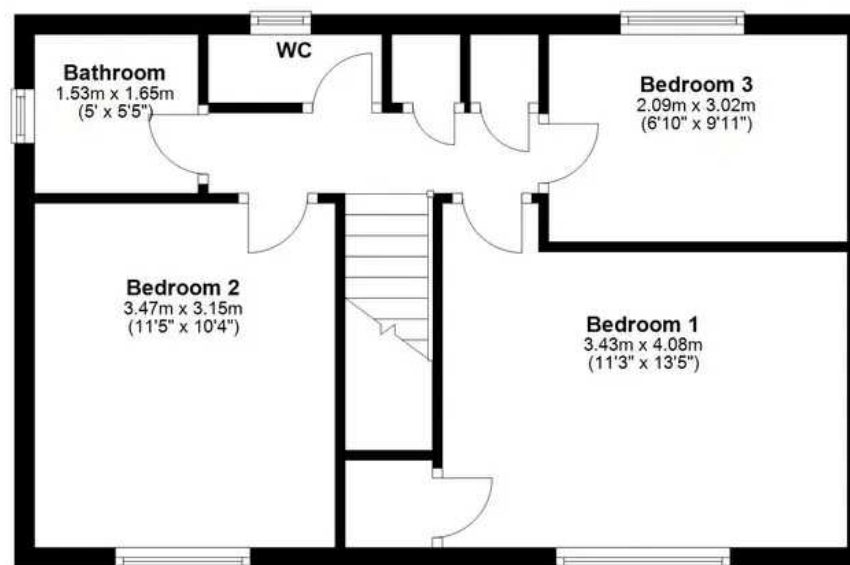
### Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)

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



## Northgate - Teesside

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