



Bowes Road  
Billingham



Offers Invited £170,000 & £180,000





## Bowes Road

### Billingham

Situated on a corner plot, this immaculate three-bedroom detached property presents a prime opportunity for first-time buyers and families alike. Boasting a well-maintained interior, this home features UPVC double glazing and gas central heating for optimum comfort. The practical layout includes an inviting entrance hall, a spacious lounge ideal for relaxation, and a modern kitchen/diner for culinary enjoyment. The first floor encompasses a landing leading to a pristine family bathroom and three bedrooms. Outside, a driveway offers convenient off-road parking, complementing the ease of access to amenities. The rear garden provides a private outdoor retreat, perfect for unwinding or entertaining. With its desirable location and move-in ready condition, this property is sure to appeal to those seeking a comfortable and welcoming home.

*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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### Entrance Hall

#### Lounge

16' 4" x 11' 6" (4.98m x 3.50m)

#### Kitchen/Diner

10' 8" x 14' 11" (3.25m x 4.55m)

#### Landing

7' 1" x 5' 9" (2.15m x 1.74m)

#### Bathroom

6' 0" x 6' 4" (1.83m x 1.93m)

#### Bedroom One

13' 1" x 8' 11" (3.99m x 2.71m)

#### Bedroom Two

9' 3" x 8' 11" (2.82m x 2.71m)

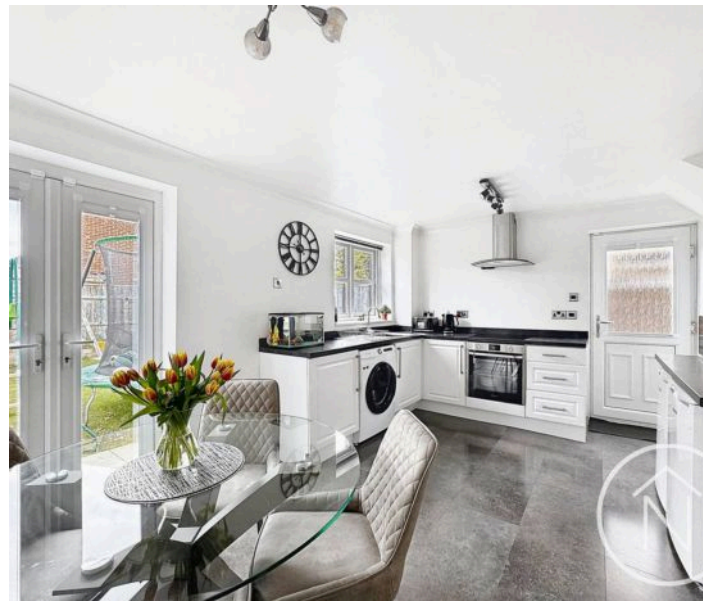
#### Bedroom Three

10' 2" x 5' 9" (3.10m x 1.74m)

#### Garden

#### Driveway

2 Parking Spaces







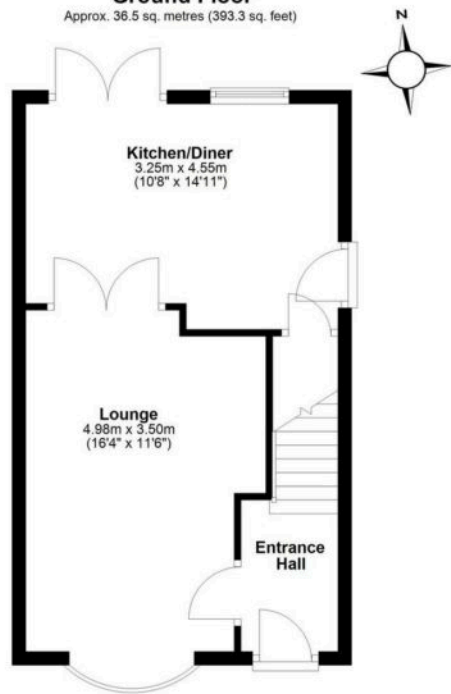






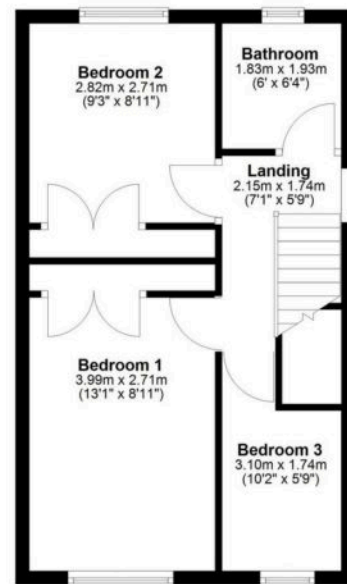
### Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 73.0 sq. metres (785.7 sq. feet)





## Northgate - Teesside

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