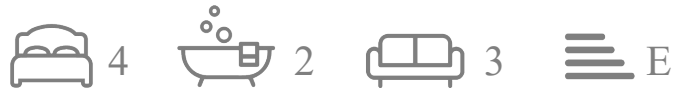




## Aingarh 8, Old Road

Billingham, TS23 1DS

**£375,000**



Located In The Charming Area Of Old Road In Billingham, This Detached House Is A True Gem. Boasting Three Reception Rooms, Four Bedrooms, And Two Bathrooms, This Property Offers Ample Space For Comfortable Living.

What Sets This House Apart Is Its Unique Character And Exceptional Maintenance. With Many Upgrades Throughout, Including A Porch, Utility Room, Ground Floor W.C, And Outbuildings, This Home Is Both Practical And Stylish.

Step Outside To Discover The Generous West-Facing Private Rear Garden, Adorned With Colourful Plants And Shrubs, Creating A Tranquil Oasis Perfect For Relaxing Or Entertaining. The Large Driveway And Two Garages Provide Plenty Of Parking Space, A Rare Find In Such A Desirable Location.



### Location

From The B1275/Belasis Avenue Road, Turn Off Onto Old Road, The Property Is Located On The Right-Hand Side.

Billingham South Primary School - 13 Minute Walk  
Northfield School & Sports College - 7 Minute Drive, 14 Minute Bike  
Fujifilm Manufacturer - 23 Minute Walk, 3 Minute Drive  
Forum Theatre, Activ8 Gym & The Town Centre - 5 Minute Drive  
Billingham Beck Valley Country Park - 17 Minute Walk, 2 Minute Drive  
Manjaraos Takeaway, Mill Lane Shops - 6 Minute Walk  
Synthonia Suites Eatery, Pool & Snooker - 12 Minute Walk  
Station Road Parade Of Shops & - 7 Minute Walk  
Bus Stops Are Available Nearby As Well As Excellent Road Links A19 & A66

Distance Times Estimated Using Google Maps.

### Entrance Porch

12'5" x 6'2" (3.8 x 1.9)

Composite Door, uPVC Double Glazed Windows, Door Leading To The Dining Room, Wall Lights, Storage Cupboard.

### Dining Room

9'10" x 14'1" (3.0 x 4.3)

Space For A Dining Table & Chairs, Doors Leading To The Living Room & Kitchen, uPVC Double Glazed Window, Staircase To The First Floor.

### Living Room

16'4" x 17'0" (5.0 x 5.2)

Feature Fireplace, uPVC Double Glazed Windows x2, Radiator.

### Family Room

11'9" x 13'1" (3.6 x 4.0)

uPVC Double Glazed Patio Doors, Vertical Radiator.

### Kitchen

14'1" x 12'1" (4.3 x 3.7)

Fitted With A Range Of Base, Drawer & Wall Units, Wine Rack, Worktops With A Stainless Steel Sink Unit & Mixer Tap, Space For A Freestanding Cooker, Hob With Overhead Extractor Hood, Space For A Dishwasher, Spotlights To The Ceiling, uPVC Double Glazed Window & Door, Door Leading To The Utility Room.

### Utility Room

9'6" x 7'6" (2.9 x 2.3)

uPVC Double Glazed French Doors, White Hand Wash Basin, Doors Leading To The W.C. & Cloakroom.

### Ground Floor W.C.

3'7" x 3'11" (1.1 x 1.2)

White W.C.

### Cloakroom

5'10" x 11'1" (1.8 x 3.4)

uPVC Double Glazed Window & Door, Wall Mounted Combi Boiler, Storage Cupboard.

### First Floor Landing

Open Spindle Balustrade, Doors Leading To The Bedrooms, Bathroom & Shower Room.

### Bedroom One

12'9" x 13'9" (3.9 x 4.2)

uPVC Double Glazed Windows x2, Radiator.

### Bedroom Two

10'5" x 14'5" (3.2 x 4.4)

uPVC Double Glazed Windows x2, Radiator.

### Family Bathroom

8'6" x 5'10" (2.6 x 1.8)

White Freestanding Roll Top Bath With Chrome Shower Mixer Tap, Hand Wash Basin, W.C., Vertical Radiator, uPVC Double Glazed Window.

### Bedroom Three

11'9" x 13'9" (3.6 x 4.2)

uPVC Double Glazed Window, Radiator.

### Bedroom Four

8'6" x 8'2" (2.6 x 2.5)

uPVC Double Glazed Window, Radiator.

### Shower Room

6'6" x 6'6" (2.0 x 2.0)

Corner Shower Cubicle, Vanity Hand Wash Basin, W.C., Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window.

### Loft Room

Pull Down Timber Ladder Accessible From The 4th Bedroom, Split Into 3 Sections, Power, Window.

### Outbuildings

uPVC Double Glazed Doors & Window.

### Garage One

Flat Felt Roof, Up & Over Door.

### Garage Two

Apex Roof, Remote Controlled Electric Door.

### Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

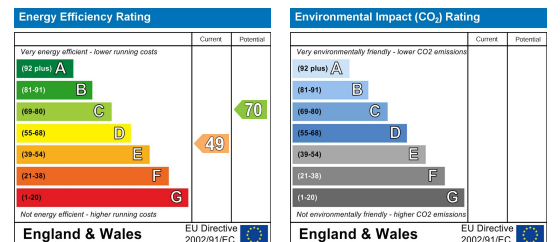
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.