



81 Cranswick Close

Owington Farm, Billingham, TS23 3YF

Offers in the region of £125,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession. Nestled In The Cul-De-Sac Of Cranswick Close, Billingham, This Charming Semi-Detached House Presents An Excellent Opportunity For First-Time Buyers Or Investors Alike. With Two Well-Proportioned Bedrooms And A Comfortable Reception Room, The Property Offers A Warm And Inviting Atmosphere, Perfect For Creating A Home.



Full Description

The house is well-maintained, featuring an annually serviced boiler, ensuring peace of mind for its new owners. The bathroom is conveniently located, catering to the needs of a small family or professionals. The generous plot includes a driveway that provides off-road parking for multiple vehicles, a valuable asset in today’s busy world.

One of the standout features of this property is the enclosed west-facing rear garden, which offers a high level of privacy. This outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

With a potential rental income of £700 per calendar month, this property also represents a sound investment opportunity. The combination of its desirable location, well-maintained condition, and attractive features makes this home a must-see. Whether you are looking to settle down or expand your property portfolio, Cranswick Close is a delightful choice that promises comfort and convenience.

Location

Situated In A Popular Cul-De-Sac Of Billingham With Many Local Amenities & Road Links.

- Bede Sixth Form College - 4 Minute Drive
- St Michaels Academy Secondary School - 6 Minute Drive
- Bewley Primary School - 2 Minute Drive
- The Owington Farm Pub - 3 Minute Drive
- Wolviston Services - 4 Minute Drive
- Billingham Town Centre - 6 Minute Drive

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

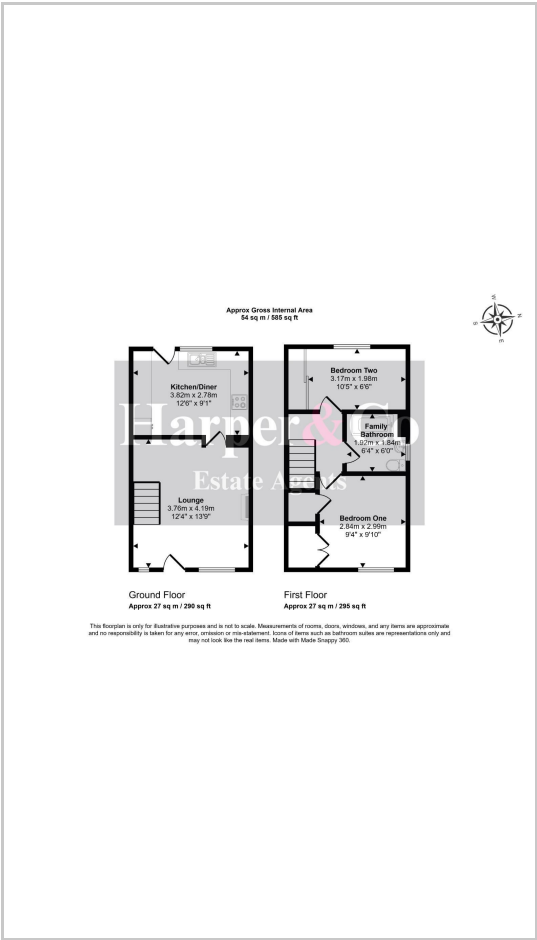
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

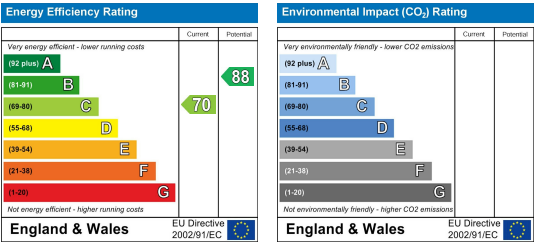
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.