



# 7 Troon Close

, Billingham, TS22 5RD

## £895

Nestled in the tranquil setting of Troon Close, Billingham, this charming three-bedroom house offers a perfect blend of modern living and comfort. The property has been newly refurbished, ensuring a fresh and contemporary feel throughout.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen seamlessly connects to the living areas, creating a warm and inviting atmosphere. The three bedrooms provide ample space for family or guests, while the modern bathroom is designed with both style and functionality in mind.

One of the standout features of this property is the large rear garden, which offers a private outdoor space perfect for gardening, play, or simply enjoying the peaceful surroundings. The driveway, complete with a garage, provides convenient off-street parking, adding to the practicality of this lovely home.

With its desirable location and thoughtful design, this property is not to be missed. Come and experience the comfort and convenience that Troon Close has to offer.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



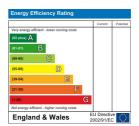




#### Floor Plan Area Map



### **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.