



Dahlia Place, Billingham, TS23 2FA



In Excess of £120,000



## Dahlia Place

### Billingham

This well presented two bedroom end terrace property is an ideal choice for first time buyers, offering both comfort and convenience in a sought after location on College Gardens, close to Billingham Town Centre. The accommodation is thoughtfully arranged, with the ground floor featuring a welcoming entrance hall, a spacious lounge open plan to a modern kitchen, and a convenient ground floor WC. Upstairs, you will find two generous double bedrooms, with the master benefiting from its own en-suite, as well as a contemporary family bathroom. The property is equipped with UPVC double glazing and gas central heating throughout, ensuring energy efficiency and year round comfort. Additional features include off street parking, providing ease and security for vehicles. With its modern interior, practical layout, and proximity to local amenities, schools, and transport links, this home is perfectly suited for those looking to step onto the property ladder in a desirable area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



### Entrance Hall

### Lounge

11' 1" x 14' 0" (3.38m x 4.27m)

### Kitchen

11' 0" x 9' 2" (3.35m x 2.79m)

### WC

3' 2" x 2' 11" (0.97m x 0.90m)

### Landing

6' 6" x 7' 10" (1.98m x 2.39m)

### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

### Bedroom 1

15' 0" x 9' 7" (4.57m x 2.92m)

### En-suite

7' 9" x 3' 9" (2.36m x 1.14m)

### Bedroom 2

7' 9" x 9' 4" (2.36m x 2.84m)



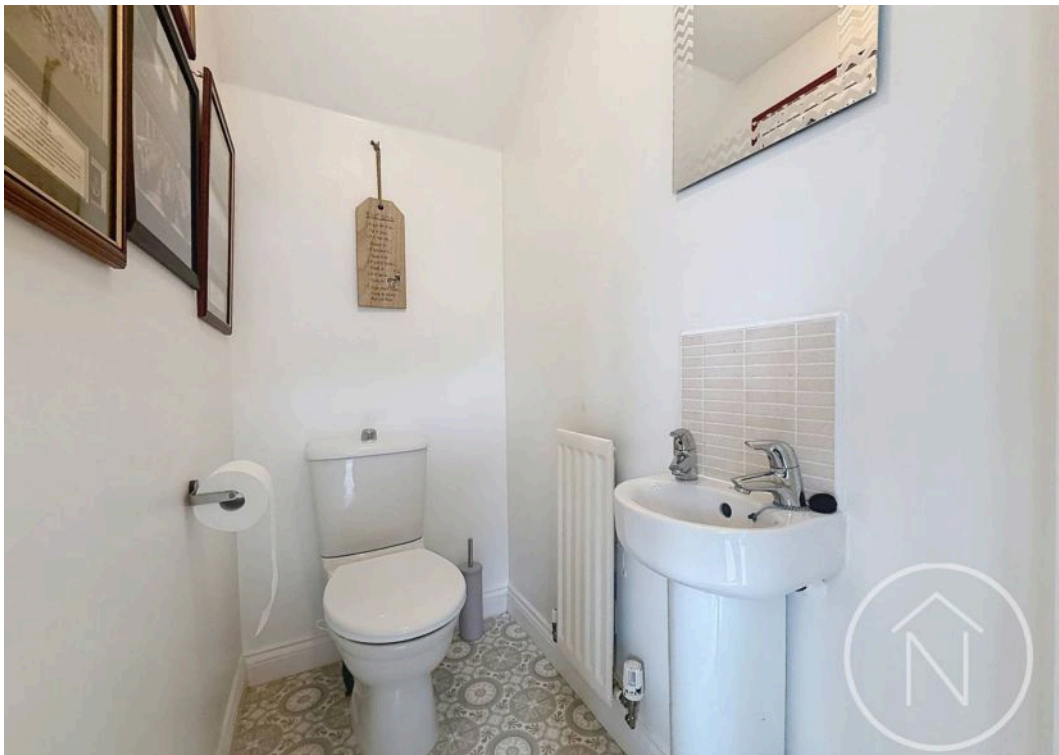


GARDEN

DRIVEWAY

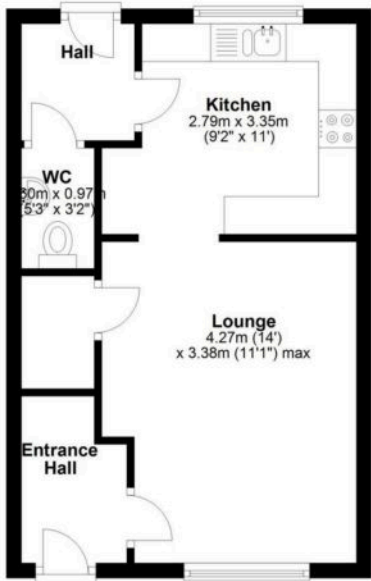
2 Parking Spaces





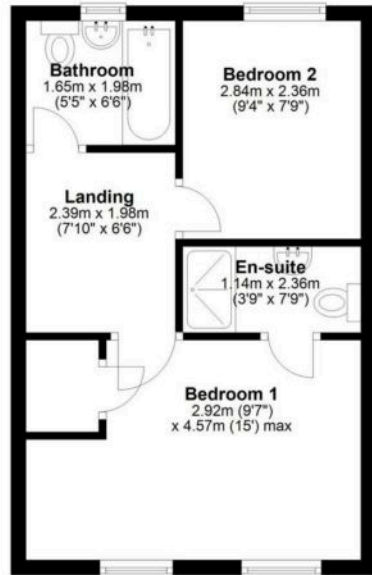
### Ground Floor

Approx. 31.8 sq. metres (342.1 sq. feet)

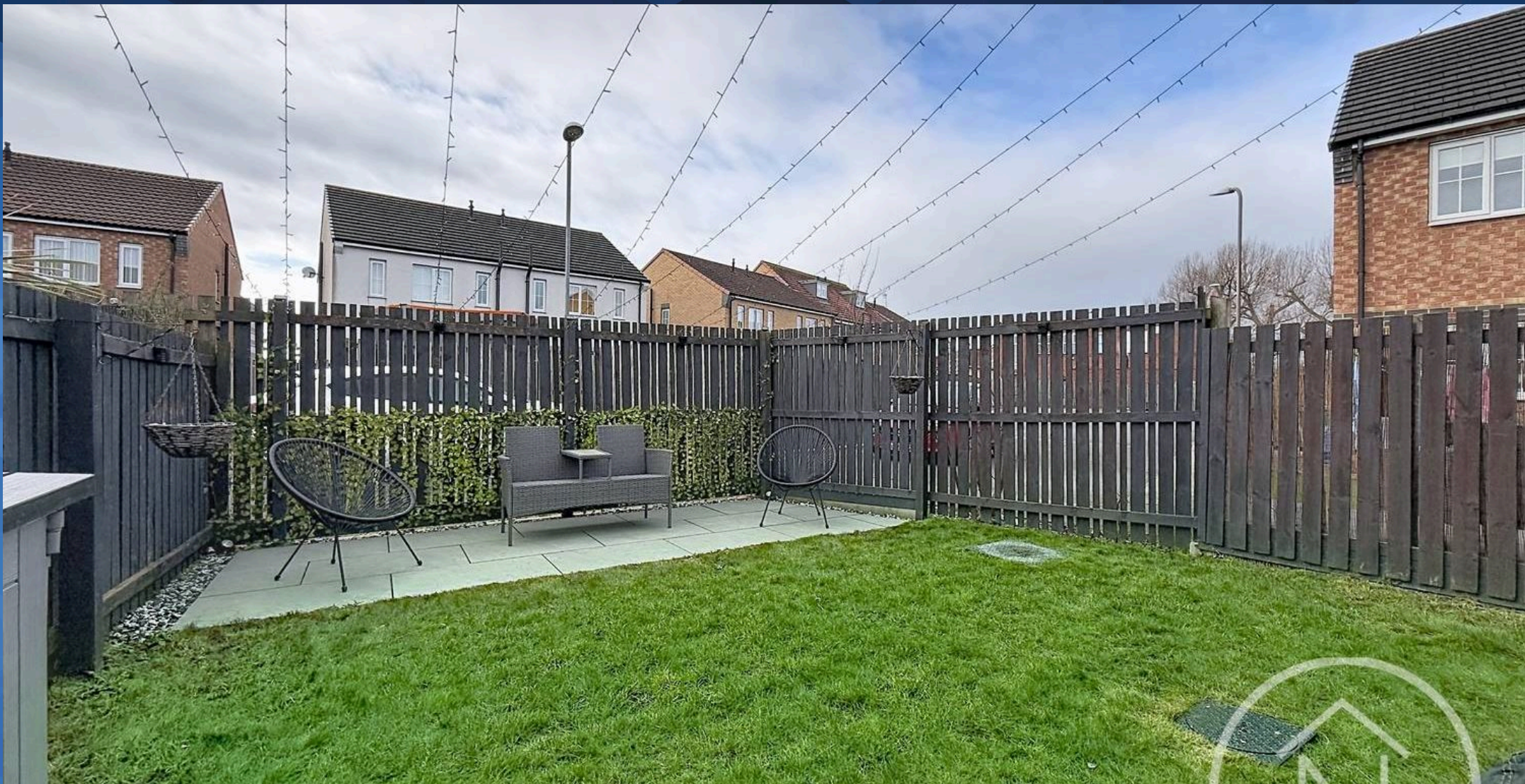


### First Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 63.8 sq. metres (687.2 sq. feet)



## Northgate - Teesside

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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.