



Welcome to the market this spacious four bedroom detached family home in the sought after Billingham area – perfect for growing families and with NO ONWARD CHAIN.

This well-presented and generously proportioned detached home offers ideal family living space throughout. The property comprises a welcoming entrance hallway, a bright and spacious living room, separate dining room, modern fitted kitchen with dining area, additional sitting room, and a convenient downstairs WC.

To the first floor, there are four well-sized bedrooms and a family bathroom.

Externally, the property benefits from a substantial rear garden, a large driveway, and a garage, providing ample off-street parking.

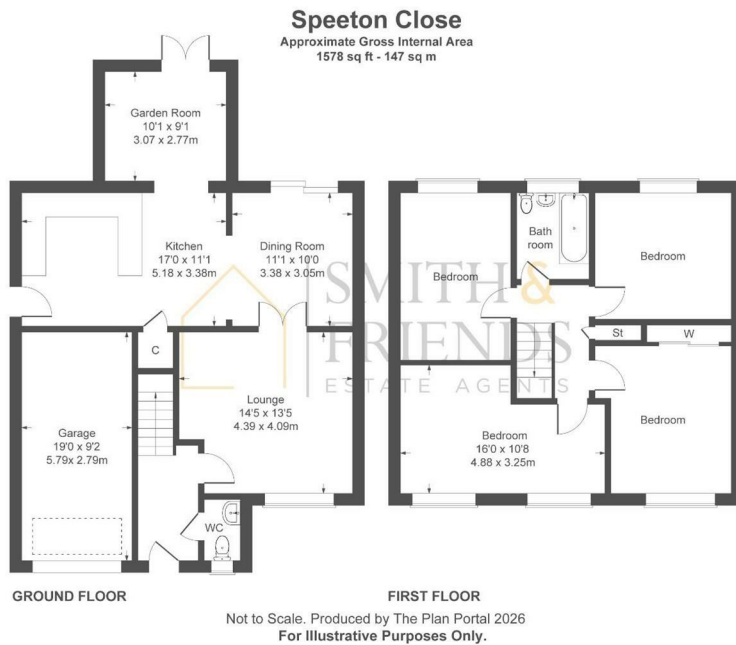
Situated in a popular residential location, the home is within easy reach of a range of local amenities, including shops, reputable schools, and excellent transport links.

**Speeton Close, Billingham, TS23 3YH**  
**4 Bed - House - Detached**  
**£270,000**  
**EPC Rating:**  
**Council Tax Band: D**  
**Tenure: Freehold**



# Speeton Close, Billingham, TS23 3YH

- ENTRANCE HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- GARDEN ROOM
- LANDING
- MASTER BEDROOM
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- FAMILY BATHROOM



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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