



## 35 Beamish Road

, Billingham, TS23 3DT

**Offers in the region of £130,000**



Offered With No Chain, Vacant Possession, And Move In Ready Condition, Ideally Located On Beamish Road, Billingham, Within Walking Distance Of St Michael's Secondary School And Local Amenities. Well Maintained Throughout And An Ideal First Purchase Or Buy To Let Investment With Potential Rental Income Of Around £800 PCM

\*Gas Safety Inspection & Service Carried Out 27/1/2026 \*



## Description

This Well Maintained Three Bedroom Semi Detached Property Is Offered To The Market With No Onward Chain And Vacant Possession, Making It An Ideal Choice For Buyers Seeking A Smooth And Straightforward Purchase.

The Property Has Been Freshly Decorated Throughout And Is Ready To Move Straight Into. Upon Entry, There Is A Spacious Entrance Hallway With Double Doors Opening Into The Lounge, Creating A Bright And Welcoming First Impression. The Lounge Leads Through To A Kitchen / Diner, Providing A Practical And Sociable Living Space.

To The First Floor Are Three Good Sized Bedrooms And A Family Bathroom Fitted With An Electric Shower Over The Bath.

Externally, The Property Benefits From A Good Sized, Private Rear Garden Which Is Not Overlooked And Enjoys Plenty Of Sunshine, Making It Ideal For Relaxing Or Entertaining. Further Benefits Include UPVC Double Glazing, A Recently Installed Gas Combi Boiler Under Warranty, And An Environment Flow System Designed To Help Prevent Condensation.

The Property Is Ideally Situated Close To Reputable Schools, Local Amenities, And Transport Links, Making It A Strong Choice For Both Homeowners And Investors.

## Location

The Property Is Situated On Beamish Road, Billingham, In A Highly Convenient Residential Area Close To Schools, Shops And Town Centre Amenities.

St Michael's Catholic Academy (Secondary School) – Approx. 0.1 Miles / ~2–3 Minute Walk

St Joseph's Catholic Primary School – Approx. 0.17 Miles / ~3–4 Minute Walk

Other Local Primary Schools (e.g., Oakdene Primary Academy) – Approx. 0.26 Miles / ~5–6 Minute Walk

Local Shops & Convenience Stores – Within Easy Walking Distance, Including Stores On Low Grange Avenue And Edgehill Way (~3–6 Minutes On Foot).

Billingham Town Centre Is Also Easily Accessible, Providing A Full Range Of Supermarkets, Cafés, Restaurants, High Street Shops, Banks, Services, And Local Transport Links, Making Everyday Living Practical And Convenient.

This Location Offers A Fantastic Balance Of Residential Living With Practical Access To Schools And Amenities, Perfect For Families Or Investors Alike.

## 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.

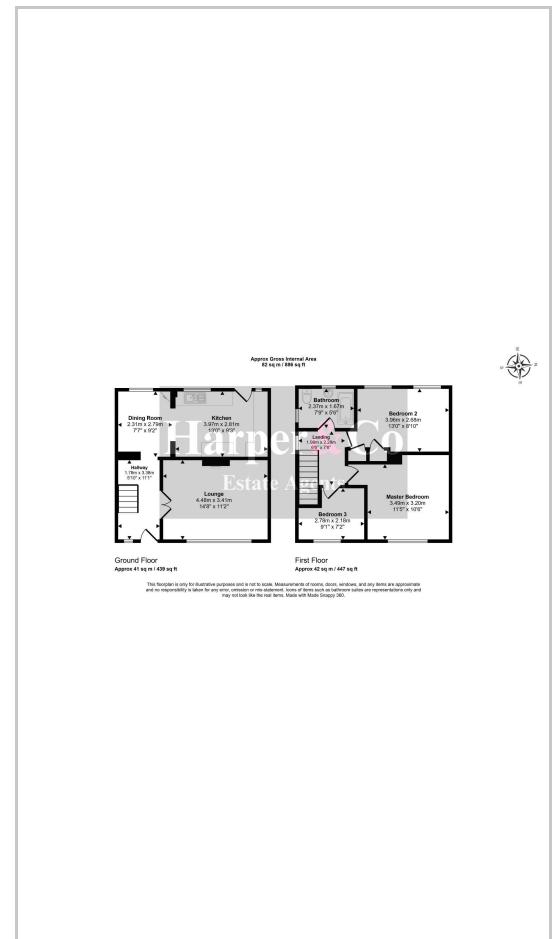
## Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

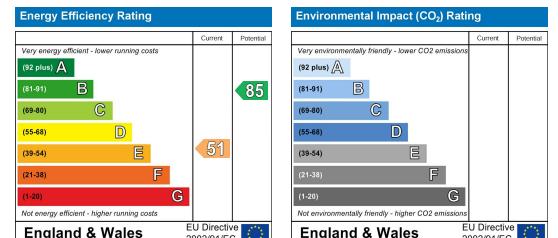
## Area Map



## 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.