

SmartSale

4U



Gilbert Close , Billingham TS22 5NJ

- Spacious detached family home
- Contemporary kitchen and open-plan living spaces
- Three modern bathrooms
- Four well-proportioned bedrooms

£365,000 Freehold





Location

Full Description

Stepping inside, you're greeted by a bright and welcoming entrance hallway leading to the heart of the home.

The modern open-plan reception space provides an inviting atmosphere, ideal for family living and entertaining. Large windows and contemporary decor create a wonderfully light and airy feel.

The stylish kitchen/dining area offers generous workspace, high-quality fittings, and direct views of the rear garden perfect for family meals or hosting guests.

A downstairs WC adds everyday convenience.

Upstairs, the property boasts four spacious bedrooms, each thoughtfully designed to accommodate both rest and practicality.

The home features two modern bathrooms upstairs, ensuring comfort and privacy for growing families. Whether used as bedrooms, guest rooms, or home offices, every room feels versatile and well-proportioned.

Outside, the rear garden provides a safe and private space, ideal for children, relaxation, or outdoor dining. The front of the property benefits from a driveway and garage, offering secure parking and additional storage space.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

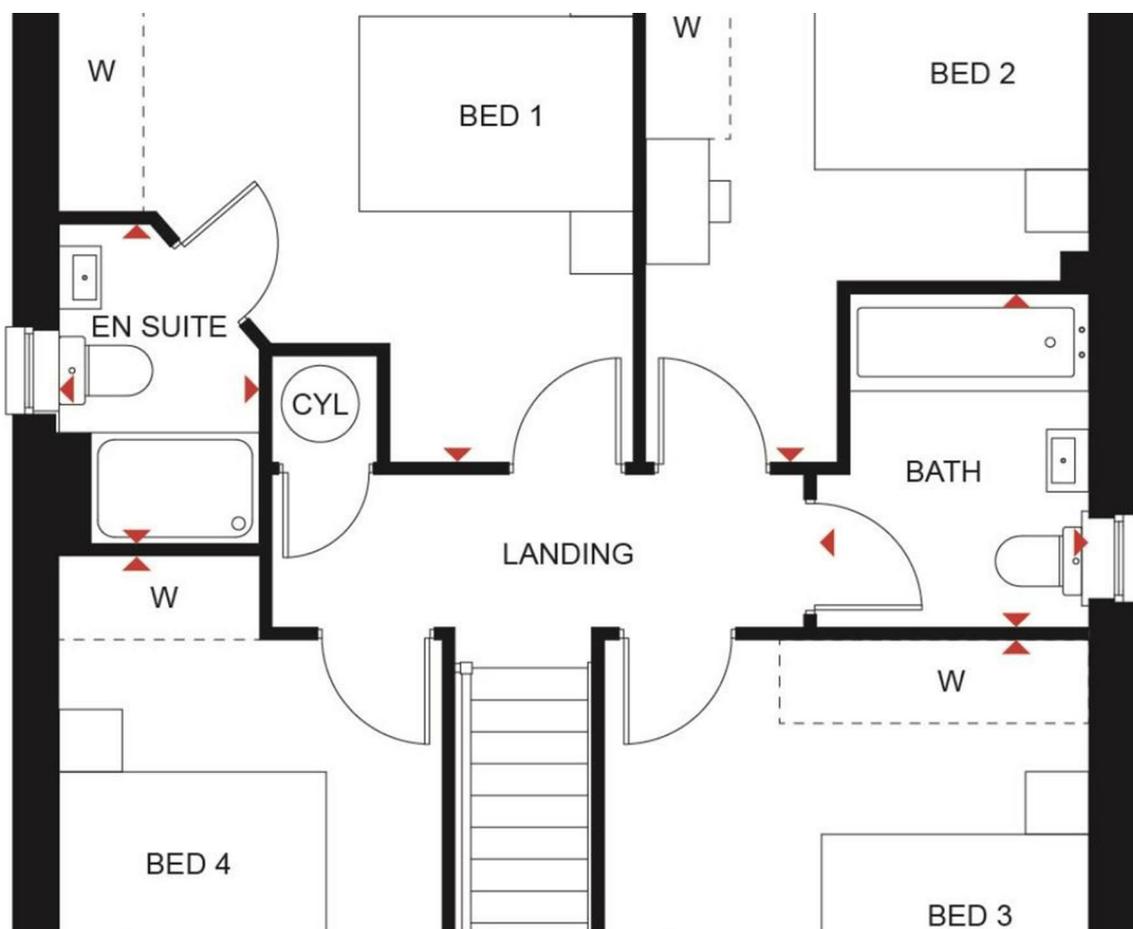
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

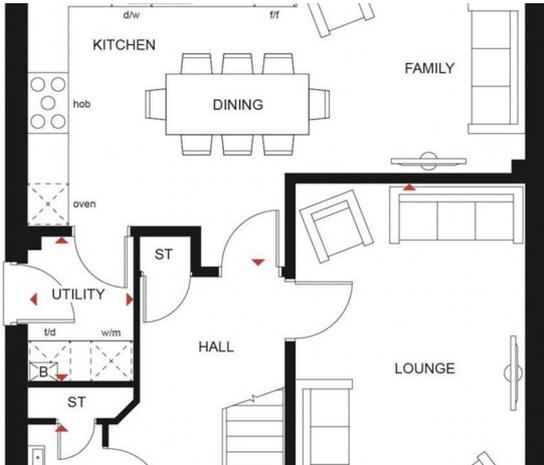
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey

or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band F
EPC Rating B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.