



## 34 Hatfield Road

, Billingham, TS23 3AL

**Offers in excess of £100,000**



A Good Size Three Bed Semi Detached Home On Hatfield Road Billingham Offering Spacious Living A West Facing Garden And Excellent Potential With No Chain And Vacant Possession.



**Description**

The Property Is Offered With No Chain And Vacant Possession And Provides Excellent Scope To Upgrade Enhance And Add Value. Located On A Residential Street Overlooking A Green, This Affordable Three Bedroom Semi Detached Property Provides Well Proportioned Accommodation Ideal For First Time Buyers And Investors. The Ground Floor Features A Generous Lounge Diner With French Doors Opening Onto A West Facing Rear Garden, Alongside A Spacious Kitchen With Useful Understair Storage. To The First Floor Are Three Bedrooms And A Family Bathroom. Externally The Property Benefits From A Driveway And Enclosed Rear Garden. Further Advantages Include uPVC Double Glazing, Combi Gas Central Heating, Council Tax Band A And Strong Investment Potential With Estimated Rental Income Around Eight Hundred Pounds Per Calendar Month.

**Location**

Hatfield Road Is Ideally Situated Within A Well-Established Residential Area Of Billingham, Offering Excellent Access To Local Amenities, Schools And Green Spaces. Local Convenience Shops Are Located Within Approximately A Five Minute Walk, Providing Everyday Essentials Close To Hand. Billingham Town Centre And The Forum Leisure Centre Are Both Around A Ten To Fifteen Minute Walk Away, Offering A Wide Range Of Shops, Cafés, Supermarkets, A Library, Swimming Pool And Theatre Facilities.

Families Will Appreciate The Selection Of Well-Regarded Primary And Secondary Schools Located Within Walking Distance Or A Short Drive. Several Public Parks And Open Green Spaces Are Also Nearby, Including Recreational Areas Ideal For Walks And Outdoor Activities, With The Property Itself Overlooking A Green.

The Location Benefits From Excellent Transport Links, With Easy Access To The A19 And A66 Connecting To Stockton, Middlesbrough And Surrounding Areas, Alongside Regular Public Transport Services Close By. Overall, This Is A Highly Convenient And Sought-After Location Ideal For First Time Buyers, Families And 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.

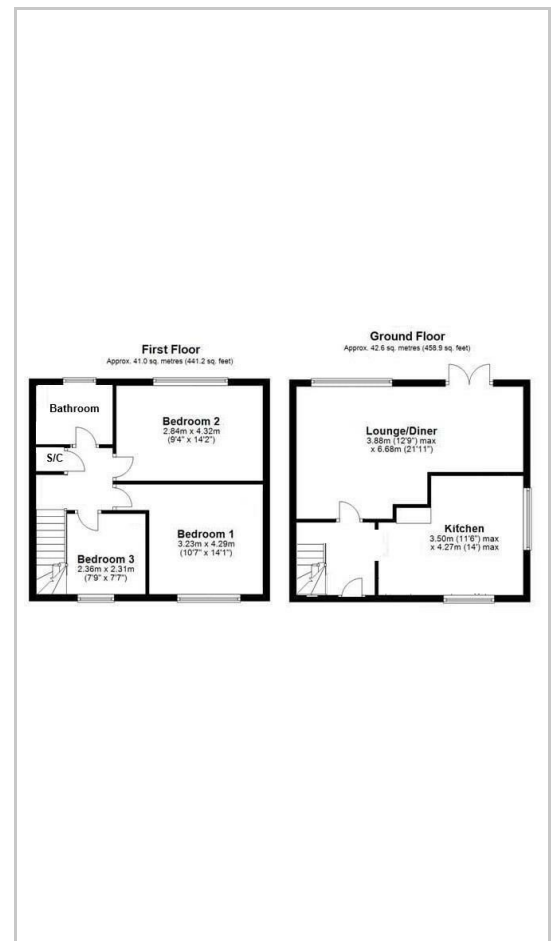
**Anti Money Laundering**

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

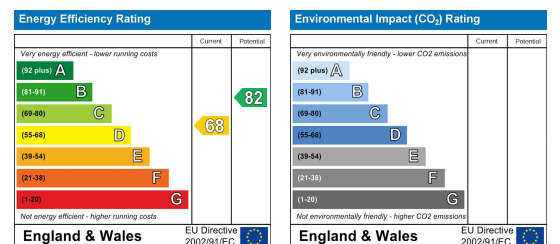
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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