



Heaton Road, Billingham - TS23 3GP



In Excess of £325,000



Heaton Road

Billingham

This impressive four-bedroom, three-bathroom detached house offers spacious family living with two elegant reception rooms and a host of modern features. The open plan living areas boast elegant flooring, abundant natural light from large windows and doors, and a seamless connection to the dining and kitchen spaces. The contemporary kitchen is fitted with sleek units, integrated appliances, bathed in natural light for a bright and welcoming environment. Generously proportioned bedrooms include stylish decor and built-in storage, while the bathrooms feature modern fixtures, a freestanding bath, and spacious walk-in shower for a touch of luxury.

Additional benefits include a beautifully landscaped garden with a low-maintenance artificial lawn, spacious patio, and inviting outdoor seating areas accessible through French doors, perfect for entertaining or relaxing. The property further boasts a spacious driveway, integral garage, and ample off-road parking, complemented by a well-maintained front garden and a charming bay window. Inside, a contemporary home office, built-in storage, and modern fireplaces enhance both comfort and functionality. This detached home is designed for versatile family living, offering a superb blend of style, practicality, and superb indoor-outdoor connectivity to meet the demands of modern lifestyles.

Council Tax band: E | Tenure: Freehold | EPC Energy Efficiency Rating:



Entrance Hall

13' 5" x 6' 9" (4.08m x 2.05m)

Wc

5' 0" x 3' 1" (1.52m x 0.93m)

Lounge

15' 5" x 11' 3" (4.70m x 3.43m)

Kitchen / diner

26' 11" x 8' 11" (8.21m x 2.72m)

Living Area

14' 5" x 11' 5" (4.40m x 3.49m)

Bathroom

9' 2" x 6' 3" (2.80m x 1.91m)

Bedroom 1

13' 0" x 10' 4" (3.96m x 3.14m)

En-suite

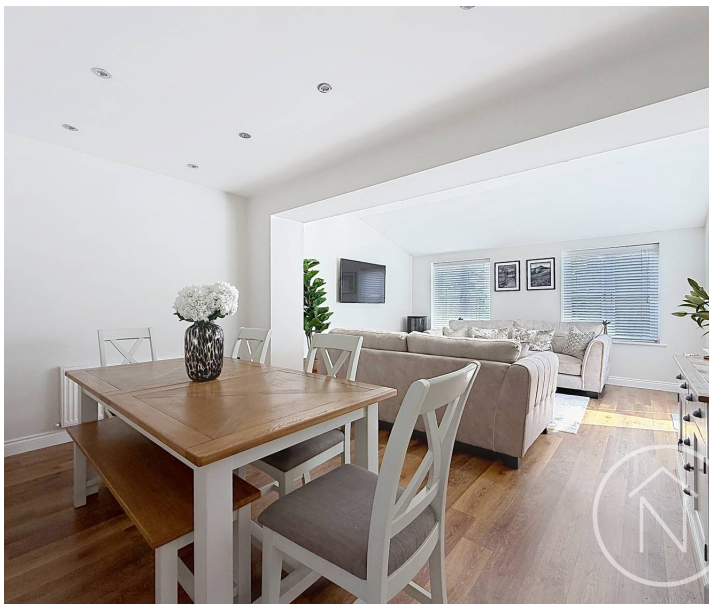
6' 11" x 3' 3" (2.12m x 1.00m)

Bedroom 2

15' 0" x 13' 2" (4.58m x 4.01m)

Bedroom 4

9' 4" x 7' 0" (2.84m x 2.14m)





GARDEN

GARAGE

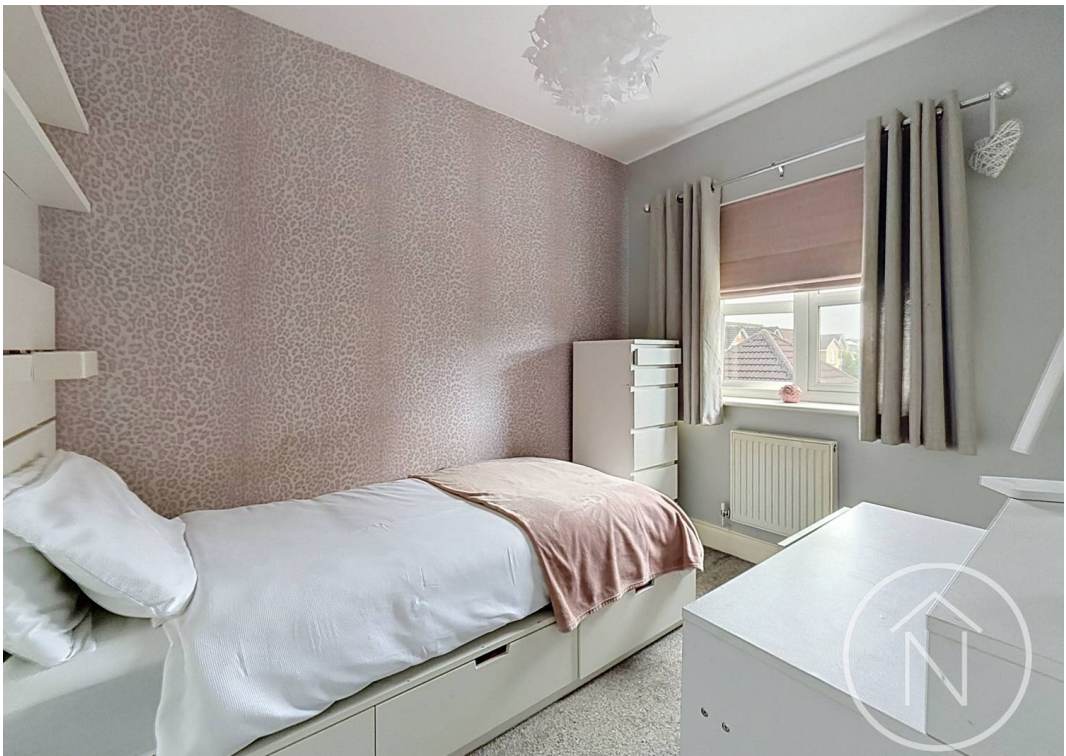
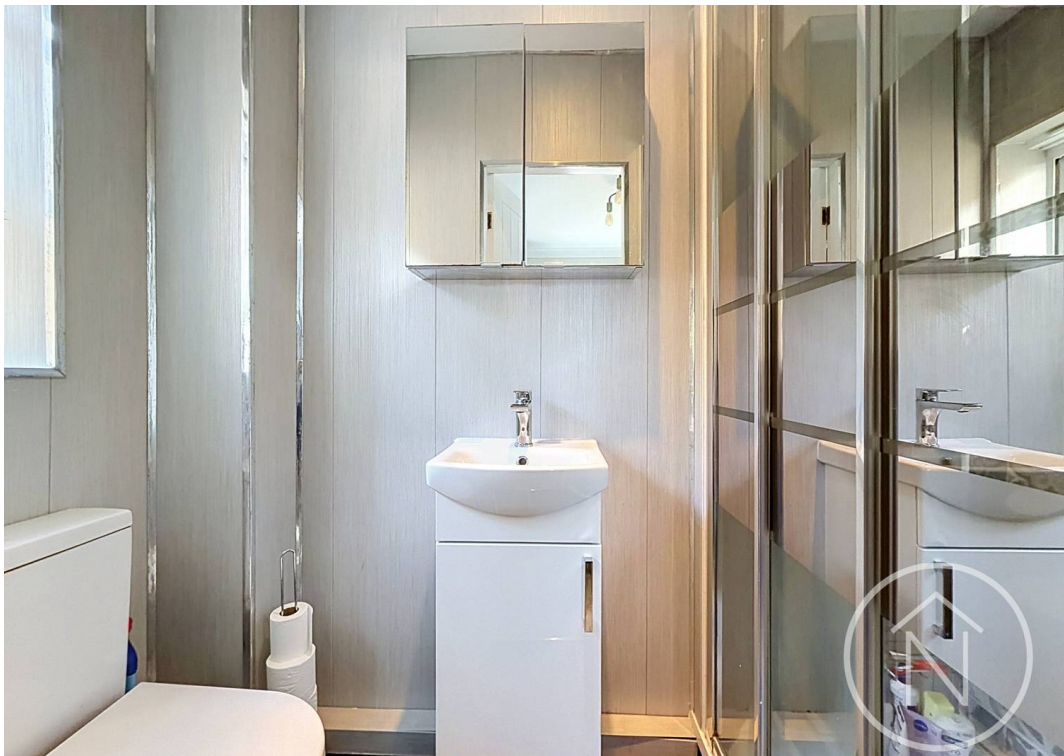
Single Garage

DRIVEWAY

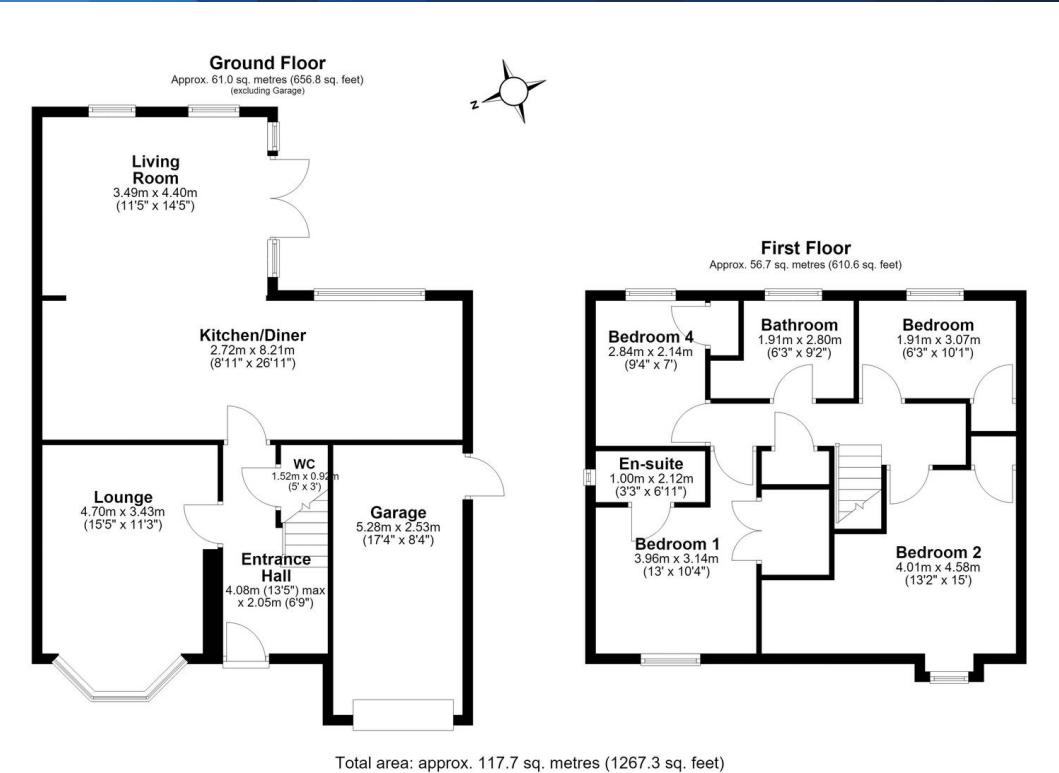
2 Parking Spaces













Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.