



Cambrian Road  
Billingham



Offers Over £160,000





## 4 Cambrian Road

Billingham, Billingham

\*NEW ROOF BEING FITTED NOVEMBER 2025

\*EXTENDED

\*DOWNSTAIRS WC

\*DRIVEWAY & GARAGE

\*2 DOUBLE BEDROOMS AND STUDY/NURSERY

\*3 RECEPTION ROOMS

Extended Two Bedroom Semi-Detached property that presents an excellent opportunity for first-time buyers or families in search of a home with generous living spaces. Situated conveniently close to local shops, Billingham town centre, and other amenities, this property offers a blend of convenience and comfort. The accommodation comprises an inviting entrance hall, a spacious lounge with a bay window, a separate dining room for family gatherings, a ground floor WC for added convenience, a cosy conservatory, a well-equipped kitchen, a landing, a modern bathroom, two double bedrooms, with the second bedroom featuring a dividing wall and doors that allow for a private sleeping space for children sharing a room, a study/nursery to the first floor, and a large garden to the rear. This property also benefits from a driveway and garage, as well as UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout.

*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.*

Council Tax band: B

Telephone: 0191 275 1111





## Entrance Hall

## Lounge

12' 4" x 13' 4" (3.76m x 4.07m)

## Dining Room

10' 4" x 16' 3" (3.14m x 4.96m)

## Wc

## Conservatory

10' 1" x 8' 0" (3.08m x 2.45m)

## Kitchen

9' 5" x 6' 8" (2.87m x 2.03m)

## Landing

## Bathroom

11' 11" x 6' 8" (3.63m x 2.02m)

## Bedroom One

10' 11" x 13' 5" (3.32m x 4.08m)

## Bedroom Two

18' 8" x 6' 9" (5.70m x 2.05m)

## Study

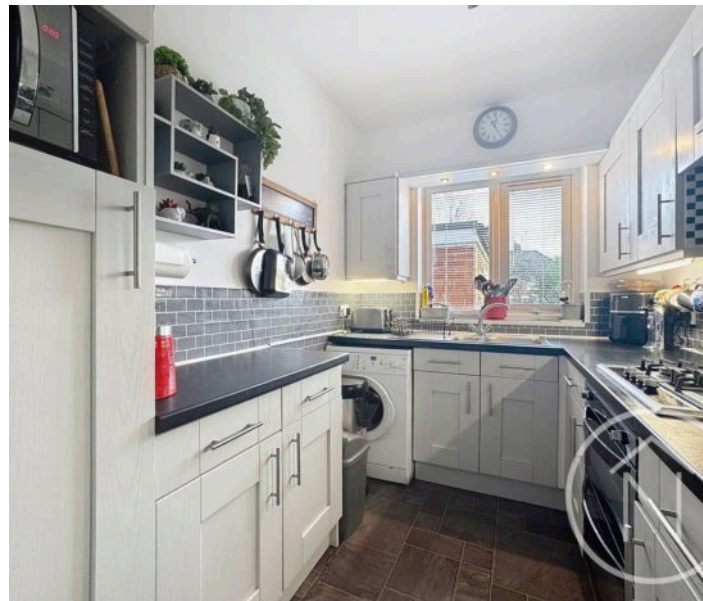
9' 0" x 4' 6" (2.74m x 1.36m)

## Driveway

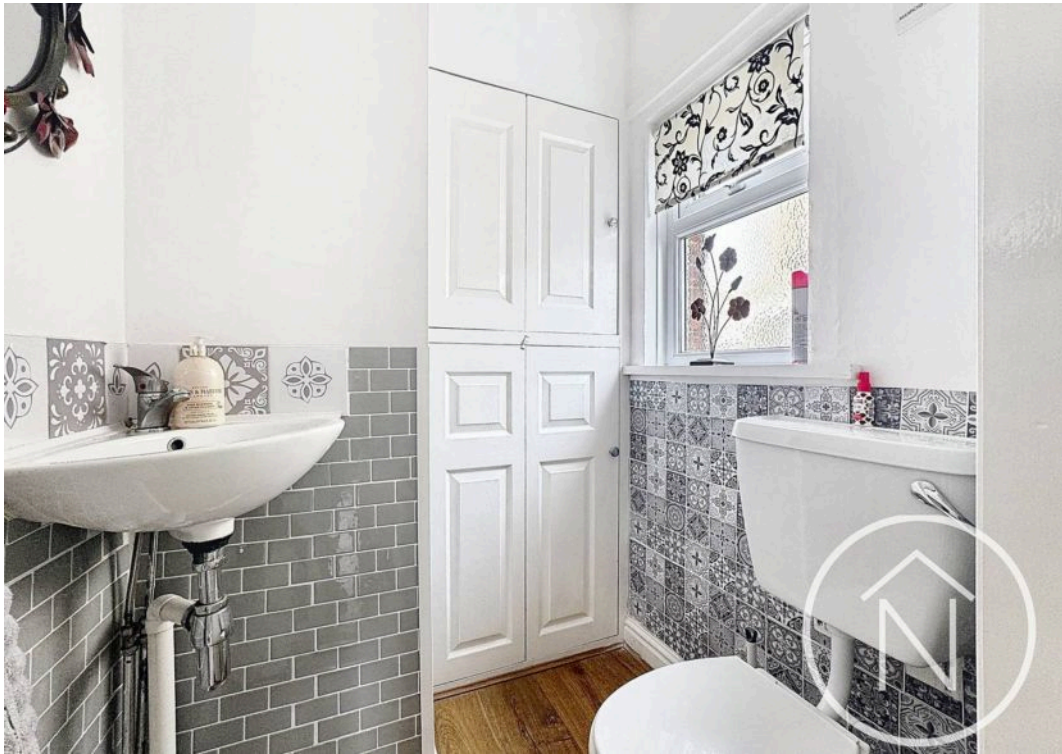
2 Parking Spaces

## Garage

Single Garage















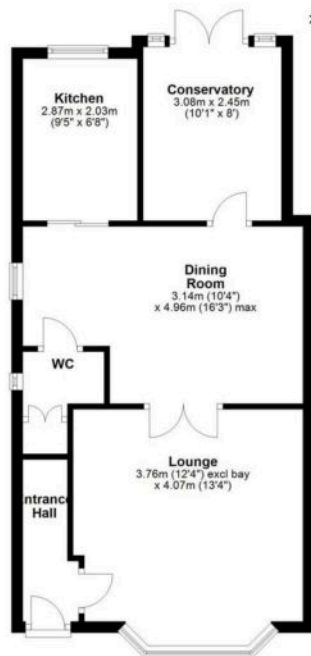






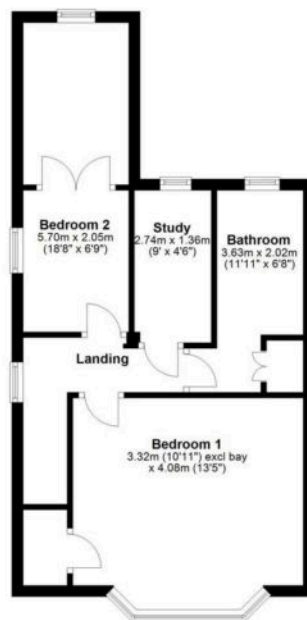
### Ground Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)

Floor plan(s) by Northgate: for illustration purpose only all measurements are approximate.  
Plan produced using PlanUz.





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://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.