



This beautifully presented and spacious three-bedroom home has come to the market with no forward chain, offering an excellent opportunity for families and first-time buyers alike.

The ground floor features a welcoming entrance hallway, a bright and airy open-plan lounge/diner with three windows allowing plenty of natural light, and a modern fitted kitchen complete with integrated appliances. There is also a useful utility area providing additional practicality.

Upstairs, the property offers three well-proportioned bedrooms, along with a contemporary family bathroom featuring a walk-in shower and a separate WC.

Externally, the property boasts a fantastic generous-sized rear garden, perfect for outdoor entertaining or family use, while the spacious front driveway provides ample off-road parking for up to three vehicles.

Location: Situated in the popular town of Billingham, the property is conveniently located close to local shops, Billingham Town Centre, schools and a range of everyday amenities.

An excellent family home that would also make an ideal purchase for a first-time buyer, early viewing is highly recommended.

**Guildford Road, Billingham, TS23 2AB**  
**3 Bed - House - End Terrace**  
**£140,000**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**



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Entrance Hallway

Stairs to upper, flooring, understairs cupboard and radiator.

Lounge

1 x front double glazed window, 2 x radiators, 1 x rear double glazed window, fire and coved ceiling.

Diner

1 x rear double glazed window, flooring, coved ceiling.

Kitchen

1 x rear double glazed, flooring, side access door, 1 x electric radiator, 1 x radiator, integrated oven, electric hob, dishwasher, extractor fan and spot lights.

Utility Area

1 x front double glazed window and flooring.

Landing

Carpet flooring, loft access, storage cupboard and 1 x radiator.

Bathroom

Flooring, heated towel rail, walk in shower, rear double glazed window, vanity wash hand basin and spot lights.

Bedroom

1 x front double glazed window, carpet and 1 x radiator.

Bedroom

1 x front double glazed window and radiator.

Bedroom

1 x rear double glazed window, carpet and radiator.

W/c

1 x rear double glazed window and w/c.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |