



## Thorphill Way, Billingham, TS23 3UN

**£189,000**

**\*\*UNDER OFFER WITHIN 24HRS\*\*** Nestled in a charming area of Billingham, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 1,055 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the bathroom is conveniently located to serve the needs of the household.

Constructed in 1970, this three bedroom home provides ample space for family living or can be transformed into a home office or guest room, depending on your needs.

For those with vehicles, the property includes parking for up to three vehicles, ensuring convenience for daily commutes or weekend outings. The surrounding area of Billingham is known for its friendly community and local amenities, making it an excellent choice for families or individuals seeking a welcoming neighbourhood.

This property presents a wonderful opportunity for anyone looking to establish a home in a desirable location. With its generous living space and potential for personalisation, this house on Thorphill Way is not to be missed.

**Reception Room 1/Kitchen/Diner 31'6" x 14'10"**  
**(9.61 x 4.53)**



**Open Plan Living / Dining / Kitchen**

A spacious open-plan living, dining and kitchen area featuring attractive oak flooring throughout. The room is filled with natural light from a UPVC double-glazed front bay window and two Velux roof windows. A composite front door with glazed side panels provides a welcoming entrance, while two radiators ensure year-round comfort.

The kitchen area is fitted with a range of wall and base units incorporating an oven and hob, along with a breakfast bar providing seating for two. A UPVC double-glazed window and rear door offer additional natural light and convenient access to the garden. The space is finished with modern downlighters throughout.

**Reception Room 2 15'2" x 11'4" (4.64 x 3.47)**



A spacious and versatile second reception room featuring a radiator and uPVC doors providing direct access to the garden. The room is finished with downlighters and decorative coving, creating a bright and comfortable additional living space.

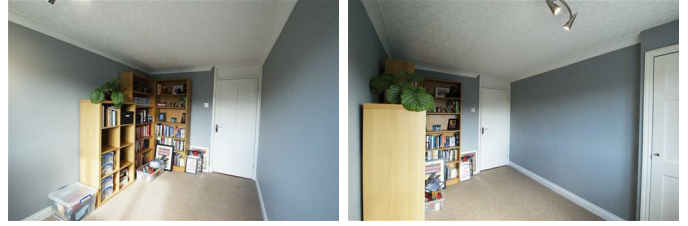
**Bedroom 1 (Front) 12'0" x 8'1" (3.66 x 2.48)**



A well-proportioned double bedroom featuring a uPVC double-glazed window, radiator, and

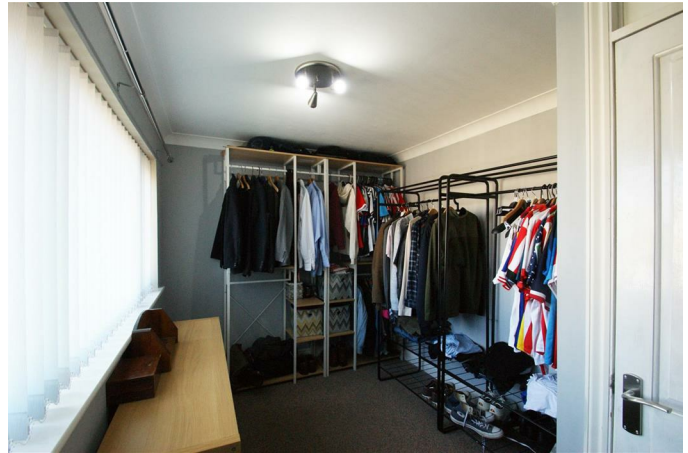
decorative coving to the ceiling. The room also benefits from built-in storage within the alcove, providing practical space for organisation.

**Bedroom 2 (Front) 13'1" x 11'11" (4.00 x 3.65)**



A spacious double bedroom featuring a uPVC double-glazed window, radiator, and decorative coving throughout. The room also benefits from a built-in storage cupboard, providing useful additional storage space.

**Bedroom 3 (Rear) 7'6" x 11'5" (2.30 x 3.49)**



Currently used as a dressing room, this versatile space features a uPVC double-glazed window and radiator, and could easily be utilised as a bedroom, home office, or nursery depending on your needs.

**Bathroom 11'3" x 7'6" (3.43 x 2.3)**



A modern and well-appointed bathroom fitted with a white suite comprising a walk-in shower, WC and hand basin. The room also features a heated towel rail for added comfort and practicality. A uPVC double-glazed window provides natural light and ventilation, while contemporary downlighters complete the space.

## External



The property benefits from a well-proportioned, enclosed rear garden featuring a decking area and patio seating space, ideal for outdoor relaxation and entertaining. A raised border adds character to the garden, along with a useful lean-to storage shed.

To the front, there is an imprinted concrete driveway providing off-street parking for up to three vehicles, along with a single-storey front extension.

**Garage 16'2" x 8'2" (4.95 x 2.49)**

Single garage

# Floor Plan

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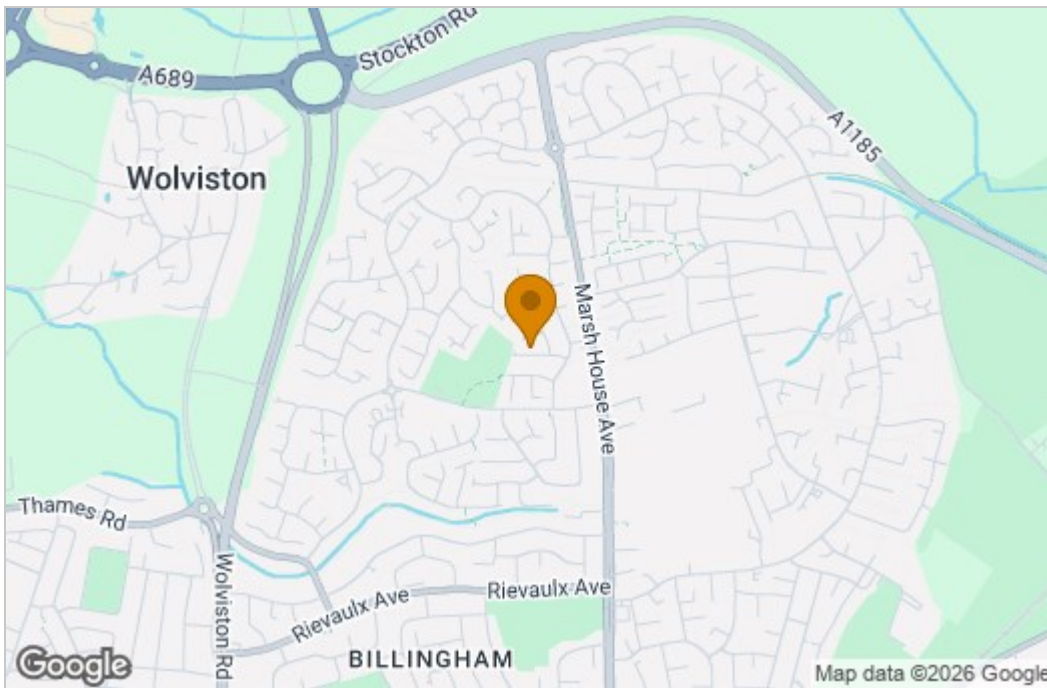


**Approx. Gross Internal Floor Area 1360 sq. ft / 126.45 sq. m (Including Garage)**

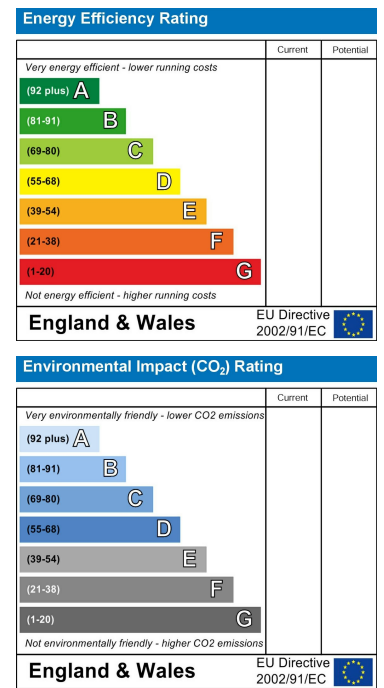
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# Area Map



# Energy Efficiency Graph



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