



Heaton Road
Billingham



Offers over £125,000



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This well-presented two bedroom semi-detached property is offered with no onward chain and is ideal for first time buyers or those looking to downsize. The accommodation comprises a welcoming porch leading into a spacious lounge, a kitchen/diner, and a convenient ground floor WC. Upstairs, there is a first floor landing, bathroom, and two generously sized double bedrooms. The property benefits from UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year. Additional features include a driveway and garage, providing ample off-road parking and secure storage. Located in a popular residential area, this home offers easy access to local amenities, schools, and transport links. With its practical layout and well-maintained interiors, this property represents an excellent opportunity for buyers seeking a comfortable and low-maintenance home.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



Porch

3' 7" x 3' 10" (1.10m x 1.16m)

Lounge

14' 11" x 11' 11" (4.55m x 3.64m)

Ground Floor Wc

Kitchen

8' 9" x 11' 11" (2.67m x 3.64m)

Landing

10' 6" x 6' 1" (3.20m x 1.86m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Bedroom One

10' 9" x 11' 11" (3.27m x 3.64m)

Bedroom Two

10' 2" x 12' 0" (3.09m x 3.66m)

Garden

Garage

Driveway

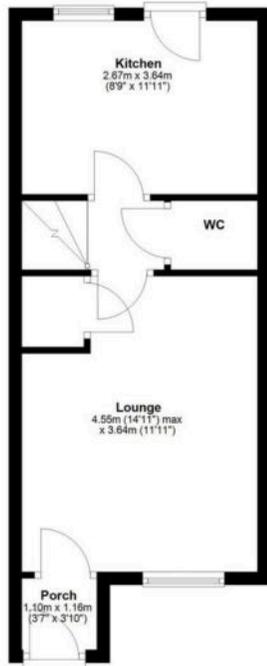






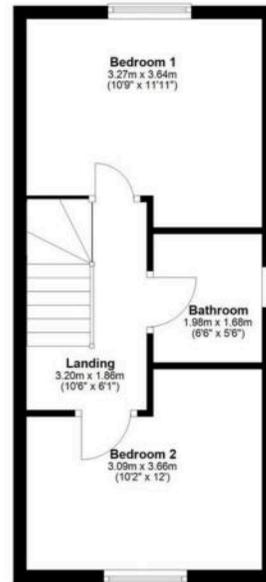
Ground Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.2 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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