



The price includes some furniture, please speak with the vendor for more information. An excellent opportunity for first-time buyers or investors alike, this well-presented and generously proportioned property is located in the popular residential area of Billingham and is offered to the market with no forward chain, ensuring a smooth and straightforward purchase.

The accommodation is thoughtfully arranged and maintained to a good standard throughout. Upon entering, you are welcomed by a spacious entrance hallway that provides access to a bright and inviting dining area, which features internal doors leading into a comfortable lounge—ideal for both everyday living and entertaining. The ground floor also benefits from a modern, well-equipped fitted kitchen, offering ample storage and workspace, along with a convenient cloakroom.

To the first floor, the property continues to impress with a bathroom, two generously sized double bedrooms, and a further single bedroom, making it suitable for a range of buyers including young families or those needing a home office.

Externally, the property boasts a well-maintained, low-maintenance rear garden, which has been attractively paved to create a pleasant seating area—perfect for relaxing or outdoor dining with minimal upkeep required.

Ideally situated, the home is within close proximity to a range of local amenities, including reputable schools, shops, and excellent transport links, with nearby bus routes providing easy access to surrounding areas.

**Halidon Way, Billingham, TS23 3NS**

**3 Bed - House - End Terrace**

**£95,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Halidon Way, Billingham, TS23 3NS

## Entrance Hallway

Side UVPC entrance door and 1 x front double glazed window.

## Diner

1 x double glazed window, flooring and 1 x radiator.

## Lounge

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

## Kitchen

1 x rear double glazed window, flooring, wall and base units.

## Hallway

Flooring, storage cupboard and rear double glazed door.

## Cloakroom

w/c and double glazed window.

## Landing

Carpet flooring, loft access and 1 x rear double glazed window.

## Bathroom

1 x rear double glazed window, bath, w/c, wash hand basin and radiator.

## Bedroom

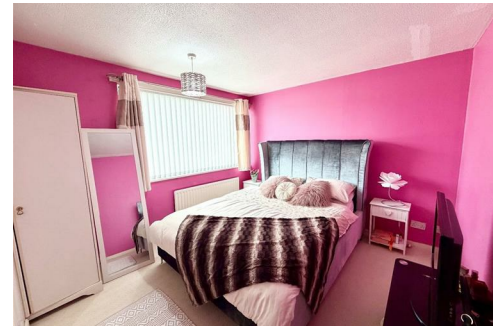
1 x front double glazed window, flooring and 1 x radiator.

## Bedroom

1 front double glazed window, radiator and carpet flooring.

## Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.



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		72	79
EU Directive 2002/91/EC			

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