



## Sandy Lane, Billingham, Stockton-on-Tees, TS22 5AG

Offered to the market with no onward chain, this mature three bedroom semi-detached home occupies a highly sought-after position in Billingham, enjoying a delightful rear aspect backing directly onto the golf course.

"Winshill" a 1930s style home, the property retains a wealth of original character and period charm, offering an exciting opportunity for buyers looking to create a wonderful family home in a prime location. The accommodation begins with a welcoming entrance hall leading to a spacious and light-filled lounge/dining room. A beautiful bay window to the front and doors opening onto the rear garden create a bright and inviting living space, ideal for both everyday family life and entertaining. The kitchen flows through to a generous utility room, which provides access to a ground floor WC and the integral garage, complete with electric doors.

To the first floor are three well proportioned bedrooms and a family bathroom. A paddle staircase provides access to a useful loft room, benefiting from power and lighting, offering excellent additional storage or hobby space.

Externally, the property benefits from a substantial block paved driveway to the front, providing off-street parking for multiple vehicles and access to the integral garage. To the rear is a mature garden featuring a lawn, established shrubs, patio areas, and a charming pond. Surrounded by trees and backing onto the golf course, the garden has a good level of privacy and provides a peaceful setting for families, keen gardeners, and outdoor enthusiasts.

Conveniently located for local amenities and excellent transport links, this characterful home offers superb potential. Early viewing is highly recommended to appreciate the location, space, and opportunity on offer.

£210,000



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HALLWAY

LOUNGE/DINING ROOM  
25'10" x 12'11" (7.87m x 3.94m)

KITCHEN  
9'3" x 9'2" (2.82m x 2.79m)

UTILITY ROOM  
10' x 8'3" (3.05m x 2.51m)

DOWNSTAIRS WC  
3'5" x 3' (1.04m x 0.91m)

LANDING

BEDROOM ONE  
14'5" x 12'11" (4.39m x 3.94m)

BEDROOM TWO  
12'11" x 12'11" (3.94m x 3.94m)

BEDROOM THREE  
9'4" x 7'6" (2.84m x 2.29m)

SHOWER ROOM  
9'3" x 7'11" (2.82m x 2.41m)

LOFT ROOM  
18'2" x 15'1" (5.54m x 4.60m)

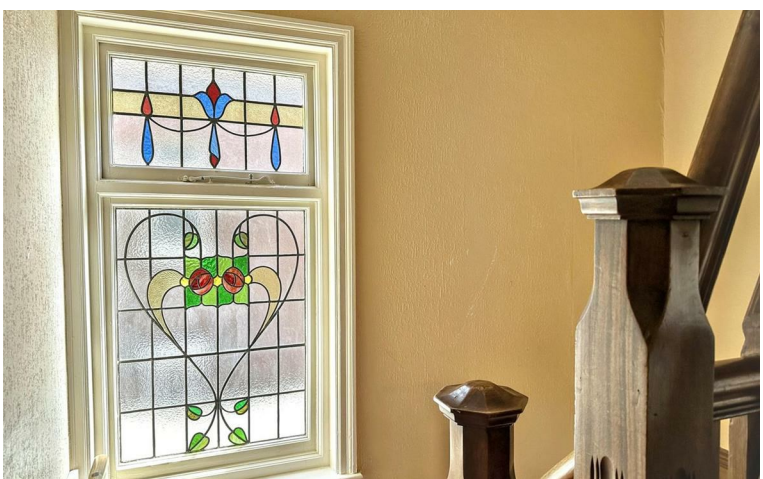
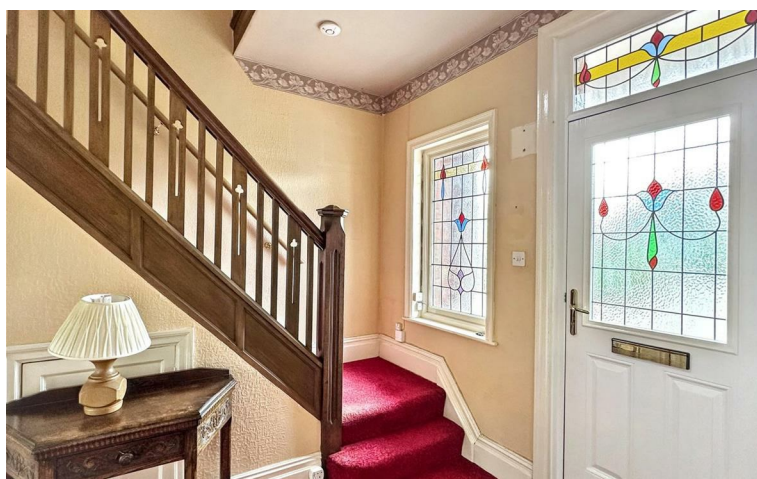
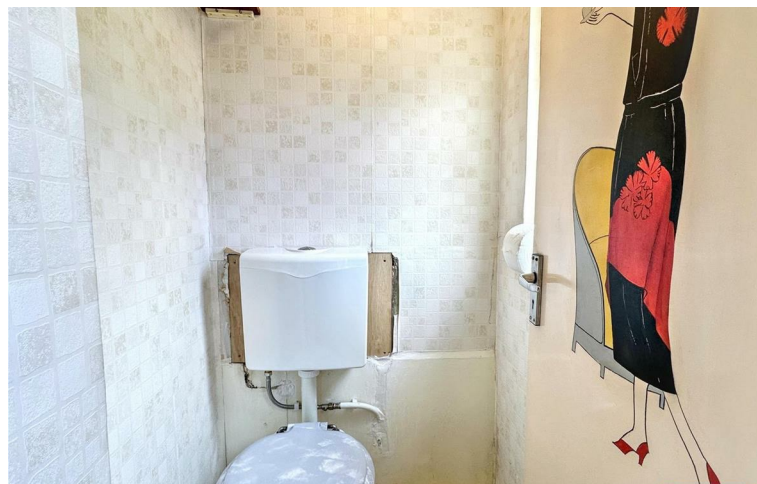
INTEGRAL GARAGE  
17' x 8'11" (5.18m x 2.72m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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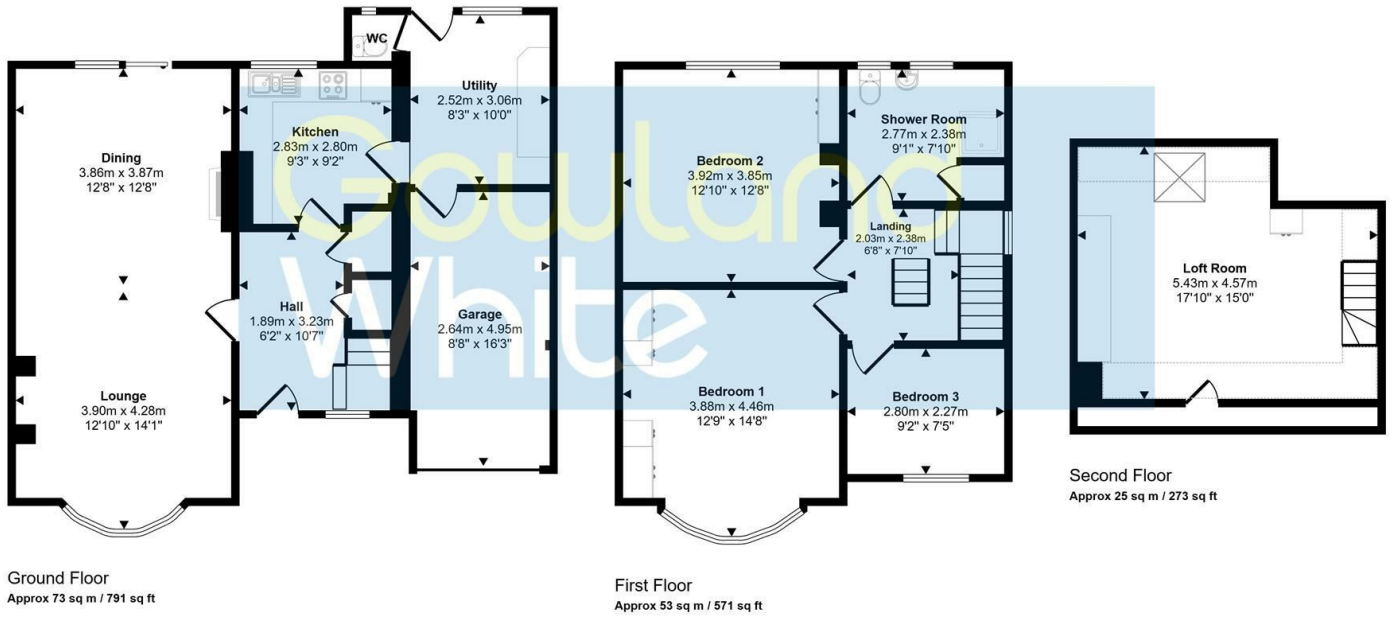
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Approx Gross Internal Area  
152 sq m / 1635 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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