

# 13 Beamish Road, Billingham

Offers Over **£100,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



# 13 Beamish Road

## Billingham

Having the Advantage of No Onward Chain, This Semi-Detached House with a Westerly Facing Rear Garden Has Three Bedrooms, Gas Central Heating & UPVC Double Glazed Windows.

- Three Bedroom Semi-Detached House with No Chain
- Perfect Property If you are Looking to Put Your Own Stamp on It
- Nicely Positioned with a Beautifully Presented Westerly Facing Rear Garden
- Off Street Parking on the Driveway Leading to Detached Garage
- UPVC Double Glazing & Central Heating
- Lounge, Dining Room & Kitchen
- Modern Shower Room & Separate W/C

# 13 Beamish Road

## Billingham

Whether you're looking to get onto the property ladder, make an investment or looking for a project house, this three bedroom semi-detached house with no chain could be your ideal buy!

The property sits on the right side of the road with a beautifully presented rear garden with a westerly facing aspect. There is off street parking on the concrete driveway leading up to a detached garage. Gas central heating and UPVC double glazing.

The property comprises briefly entrance hallway, lounge/dining room and kitchen. The first floor has three bedrooms, shower room and separate W/C.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:








beko



**Buyers Identification Check(s)**

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

















# 13 Beamish Road

Billingham

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.

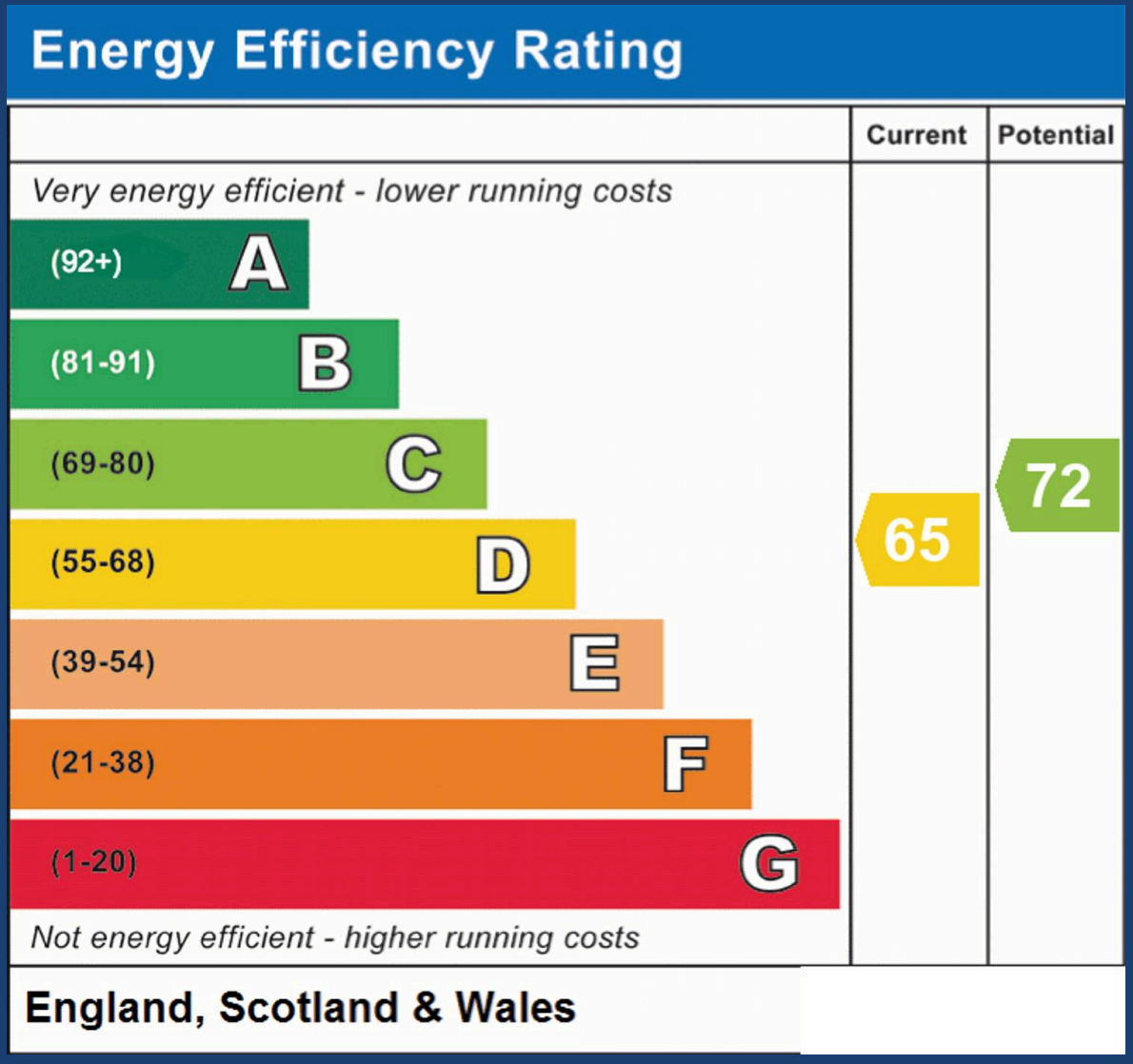



Michael Poole
property consultants

TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

mp Michael Poole
SALES · LETTINGS · AUCTIONS





## Michael Poole

Michael Poole Estate Agents, 10 Town Square - TS23 2LY

01642955140

billingham@michaelpoole.co.uk

michaelpoole.co.uk/