



65 Flodden Way, Billingham - TS23 3LQ



Guide Price £90,000 - £100,000



## 65 Flodden Way, Billingham

Offers Invited Between £90,000 and £100,000

This well-presented three-bedroom, one-bathroom mid-terraced house offers spacious and modern living throughout. The light-filled reception room features a modern fireplace and large window with vertical blinds, complemented by neutral decor that provides a versatile backdrop. The contemporary kitchen boasts sleek white cabinetry and ample counter space, making it ideal for culinary enthusiasts. Upstairs, the bedrooms benefit from generous built-in storage and large windows that bathe the rooms in natural light. The bathroom includes a bath-tub with integrated shower and large frosted windows for privacy and brightness.

Additional features include a separate utility room with ample overhead storage, and direct outdoor access for added convenience. The welcoming hallway features a striped carpeted staircase, while gas central heating ensures warmth throughout. Outside, the property boasts a charming front garden with a pathway to the entrance and double-glazed windows for energy efficiency. The enclosed south facing rear garden offers a well-maintained lawn, decked patio area and a practical shed complete with light and power.

*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: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



**Entrance Hall**

6' 2" x 16' 8" (1.87m x 5.07m)

**Lounge**

12' 5" x 12' 9" (3.78m x 3.88m)

**Kitchen**

12' 5" x 10' 5" (3.78m x 3.17m)

**Utility Room**

6' 2" x 6' 6" (1.87m x 1.98m)

**Landing**

5' 11" x 8' 10" (1.81m x 2.70m)

**Bathroom**

8' 0" x 5' 5" (2.44m x 1.66m)

**Bedroom 1**

12' 7" x 12' 5" (3.84m x 3.79m)

**Bedroom 2**

12' 10" x 10' 11" (3.90m x 3.34m)

**Bedroom 3**

7' 10" x 8' 10" (2.40m x 2.70m)



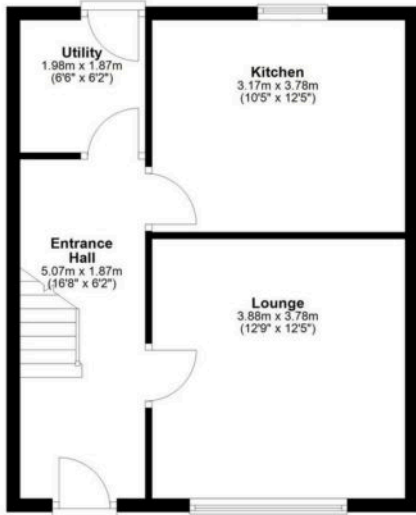
GARDEN





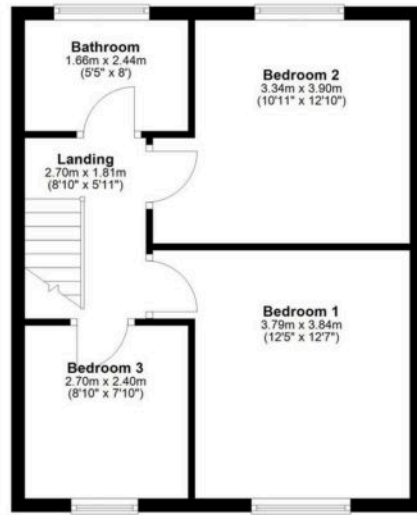
### Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



### First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 sq. feet)



## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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