



Constable Grove, Billingham - TS23 3GL



Offers Over £190,000





## 10 Constable Grove, Billingham

###SALE AGREED PRE-MARKETING. Are you registered with us so you don't miss out?  
Offers Invited Between £190,000 and £200,000

This well-presented three bedroom semi detached home is offered to the market with no onward chain, making it an ideal choice for families or first time buyers seeking a smooth purchase process. The property benefits from a driveway to the front, UPVC double glazing, and gas central heating for year-round comfort. The accommodation comprises an inviting entrance hall, a modern kitchen, and a convenient ground floor WC. The spacious lounge provides a comfortable sitting area, while a separate dining room or reception room offers flexibility for entertaining or relaxing. Upstairs, the landing leads to three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, ensuring privacy and convenience. A contemporary family bathroom completes the upper floor. This property combines practical features with a versatile layout, providing ample space for modern living. Located in a popular residential area with good access to local amenities, schools, and transport links, this home is ready for immediate occupation and would suit a wide range of buyers.

*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: C

EPC Environmental Impact Rating: D





**Entrance Hall**

**Kitchen**

7' 6" x 10' 8" (2.29m x 3.25m)

**Wc**

**Lounge**

11' 9" x 13' 1" (3.58m x 4.00m)

**Snug**

7' 2" x 8' 9" (2.19m x 2.66m)

**Dining Room**

7' 6" x 10' 9" (2.28m x 3.27m)

**Landing**

11' 0" x 6' 9" (3.35m x 2.07m)

**Bathroom**

6' 5" x 6' 0" (1.95m x 1.84m)

**Bedroom 1**

9' 0" x 11' 7" (2.74m x 3.53m)

**En-suite**

6' 7" x 3' 8" (2.01m x 1.12m)

**Bedroom 2**

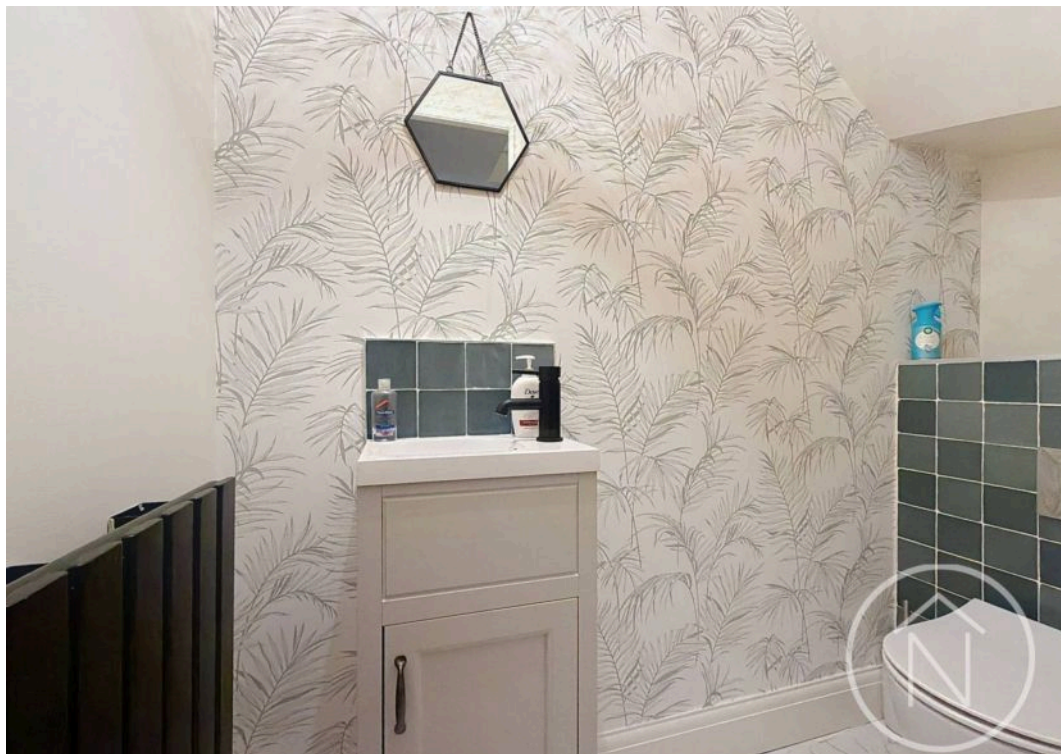
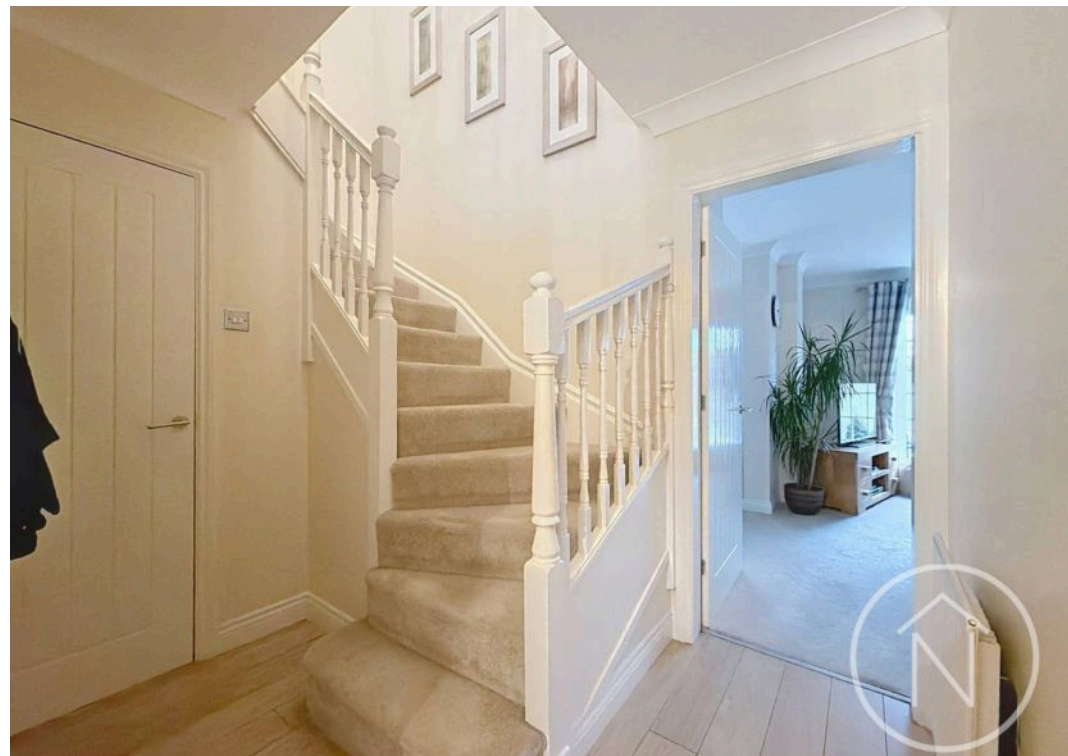
10' 6" x 8' 10" (3.19m x 2.69m)

**Bedroom 3**

12' 6" x 6' 7" (3.82m x 2.00m)









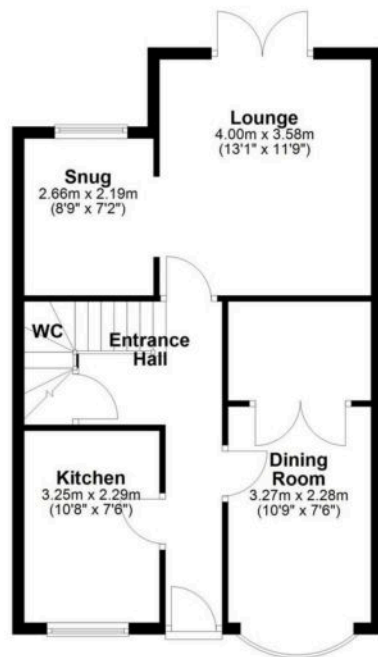






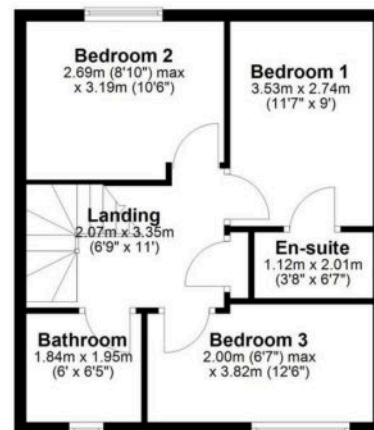
### Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 92.7 sq. metres (998.1 sq. feet)





## Northgate - Teesside

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