Harper & Co
Estate Agents Ltd

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35 Beamish Road

, Billingham, TS23 3DT

Offers over £120,000

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Spacious Three-Bedroom Semi-Detached Home | Approx. 886 Sq Ft | Generous Private Rear Garden | No Onward Chain

Occupying a well-established residential position on Beamish Road in Billingham, this spacious three-bedroom semi-detached home offers an excellent combination of generous accommodation, practical family living and a substantial private rear garden, extending to approximately 886 sq ft.

Offered for sale with no onward chain and vacant possession, the property has been freshly decorated throughout, creating a bright and welcoming home ready for its next owners to move into and make their own.







A spacious entrance hallway provides an inviting introduction, with double doors opening into the generously proportioned family lounge, offering a comfortable setting for everyday relaxation and entertaining.

To the rear, the kitchen and dining area provides a practical and sociable living space, with ample room for family dining, kitchen appliances and storage, creating a natural hub for day-to-day family life.

Upstairs, the accommodation continues with three well-proportioned bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring a dedicated home office.

A family bathroom, complete with a bath and electric shower over, serves the first floor.

Further benefits include UPVC double glazing, a recently installed gas combination boiler which remains under warranty, and an Environment Flow ventilation system designed to assist with condensation management.

Externally, the property enjoys a particularly generous rear garden, offering an excellent degree of privacy and plenty of usable outdoor space.

With established lawned areas, patio space and decking, the garden provides a fantastic setting for outdoor dining, entertaining and family activities, while offering plenty of opportunity for further landscaping or personalisation.

Off-street parking adds further everyday practicality.

Situated within a convenient and established area of Billingham, the property is particularly well placed for families, with St Michael's Catholic Academy close by, alongside local primary schools, everyday amenities and transport connections.

An excellent opportunity to acquire a spacious and well-maintained three-bedroom home, combining generous living accommodation, a substantial private garden and the significant advantage of no onward chain. An ideal first-time purchase, family home or investment opportunity, with early viewing highly recommended.

Location

Situated on Beamish Road within an established residential area of Billingham, the property enjoys a convenient setting particularly well suited to families, first-time buyers and commuters. St Michael's Catholic Academy is located nearby, with St Joseph's Catholic Primary School and Oakdene Primary School also serving the surrounding area. A range of local shops and everyday amenities are within easy reach, while Billingham town centre offers a wider selection of supermarkets, retail facilities and leisure attractions, including Billingham Forum. Excellent road connections via the nearby A19 and A689 provide convenient access to Stockton-on-Tees, Middlesbrough, Hartlepool and the wider Tees Valley, making this a practical and well-connected location for everyday living.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

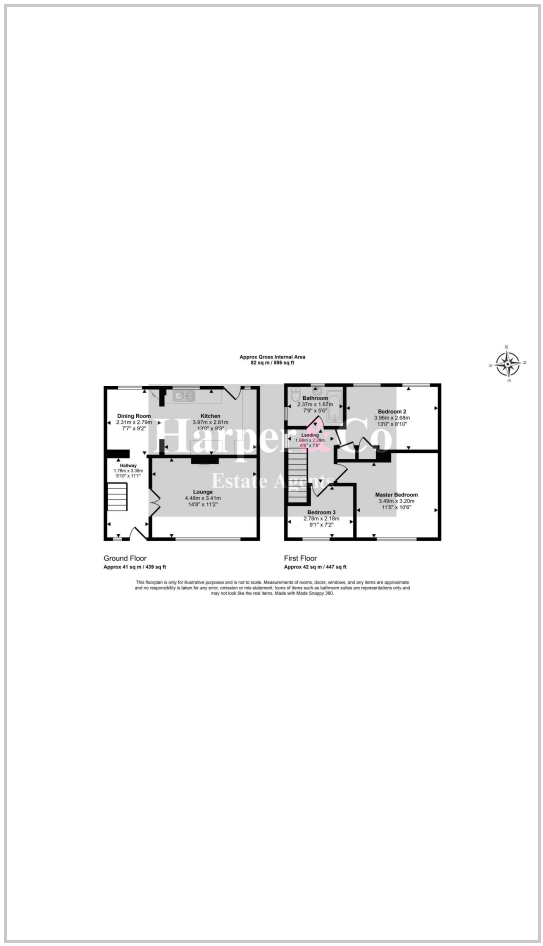
Money Laundering Notice

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

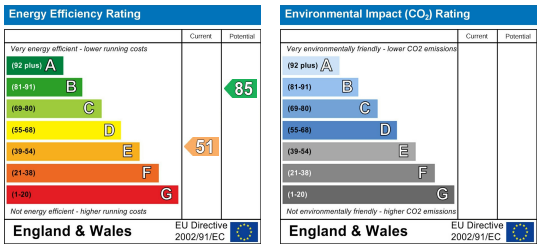
Area Map



Floor Plans



Energy Efficiency Graph



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