



35 Kettlewell Close, Billingham  
Billingham



Offers Over £180,000



## 35 Kettlewell Close

Billingham, Billingham

Situated in the desirable High Grange area of Billingham, this modern three-bedroom link-detached property offers a perfect family home with its contemporary interior and convenient amenities. As you enter the property, you are greeted by a spacious entrance hall leading to a bright and airy lounge diner, ideal for entertaining guests or relaxing with the family. The modern kitchen is well-equipped and offers access to a convenient utility room. Upstairs, you will find a well-appointed bathroom and three generously sized bedrooms, ensuring ample space for the whole family. The property benefits from UPVC double glazing and gas central heating, providing both comfort and energy efficiency. Outside, there are well-maintained gardens to the front and rear, offering a serene outdoor space to enjoy the sunshine and fresh air. Additionally, the property boasts a private south-facing garden, perfect for alfresco dining or simply unwinding after a long day. With a driveway and garage, parking will never be an issue. Don't miss the opportunity to make this modern family home your own and enjoy the benefits of comfortable living in a sought-after location.

*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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



#### Entrance Hall

14' 1" x 5' 9" (4.30m x 1.76m)

#### Lounge/Diner

22' 11" x 12' 4" (6.99m x 3.76m)

#### Kitchen

9' 0" x 9' 7" (2.75m x 2.92m)

#### Utility

6' 3" x 7' 9" (1.90m x 2.36m)

#### Landing

9' 1" x 6' 3" (2.76m x 1.90m)

#### Bathroom

5' 4" x 8' 4" (1.63m x 2.54m)

#### Bedroom One

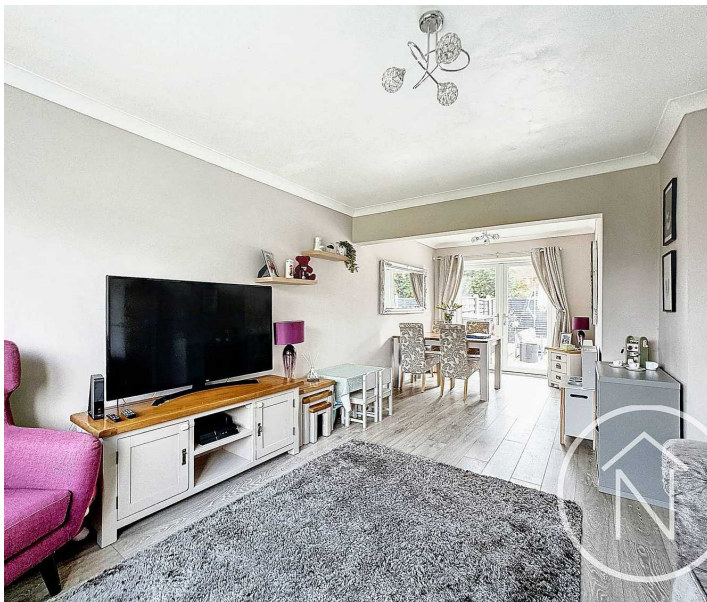
12' 6" x 11' 11" (3.80m x 3.63m)

#### Bedroom Two

10' 1" x 11' 11" (3.08m x 3.63m)

#### Bedroom Three

7' 10" x 8' 7" (2.40m x 2.61m)





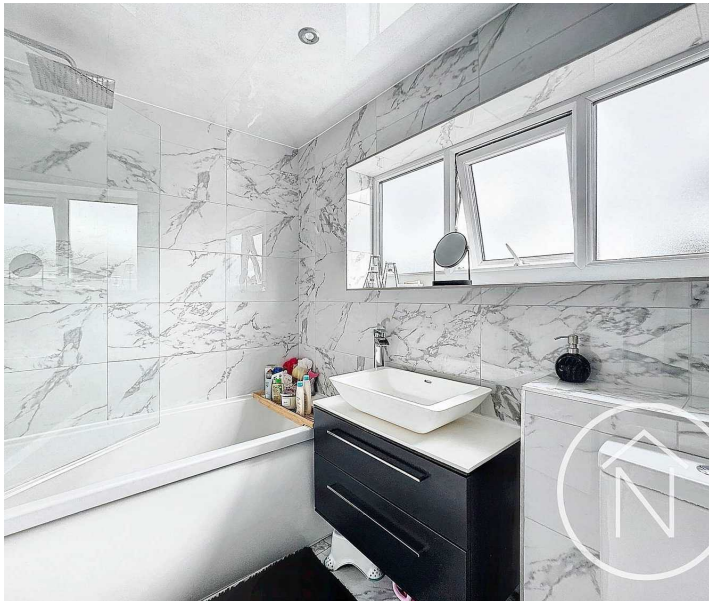
**GARDEN**

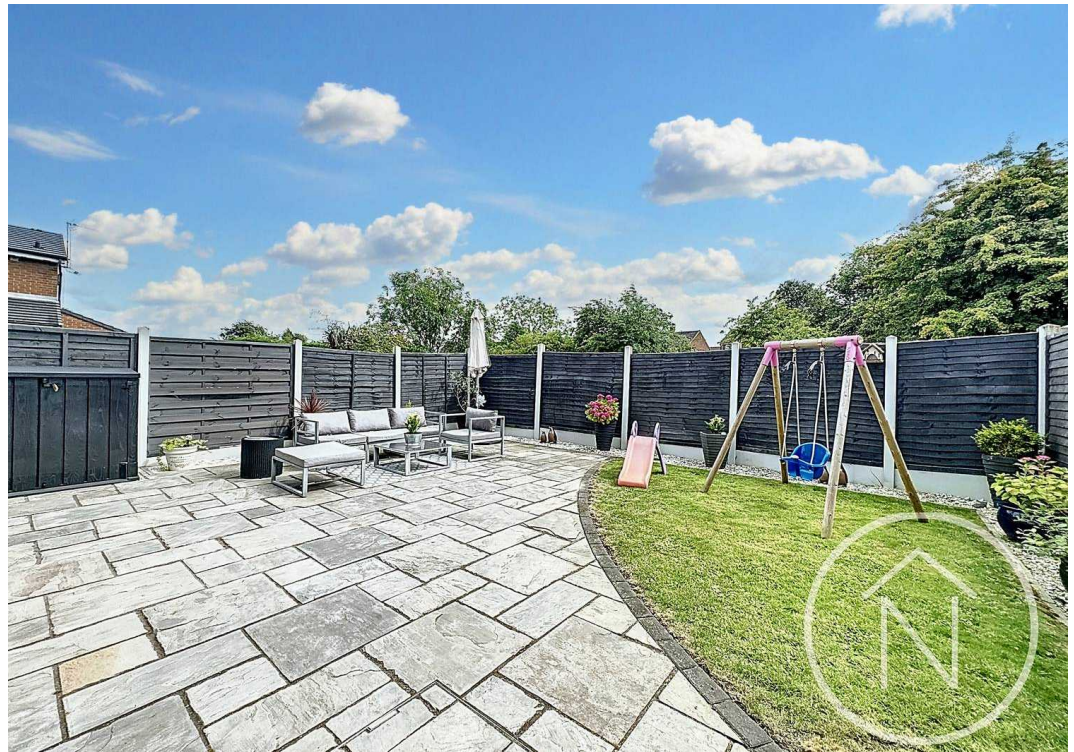
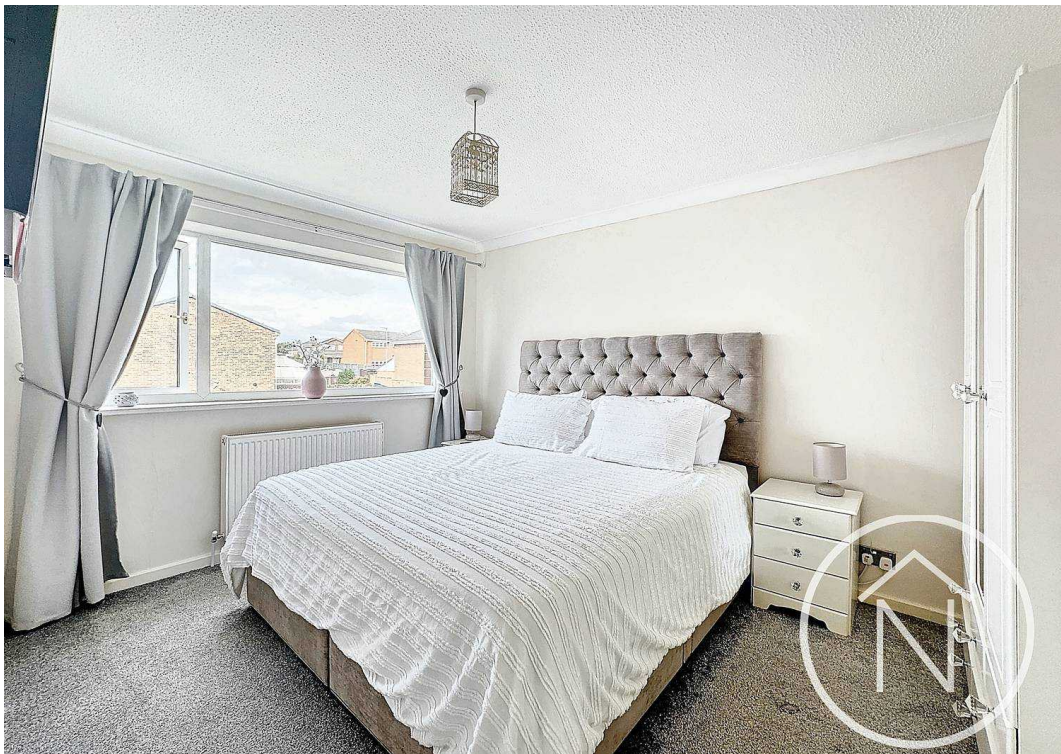
**GARAGE**

Single Garage

**DRIVEWAY**

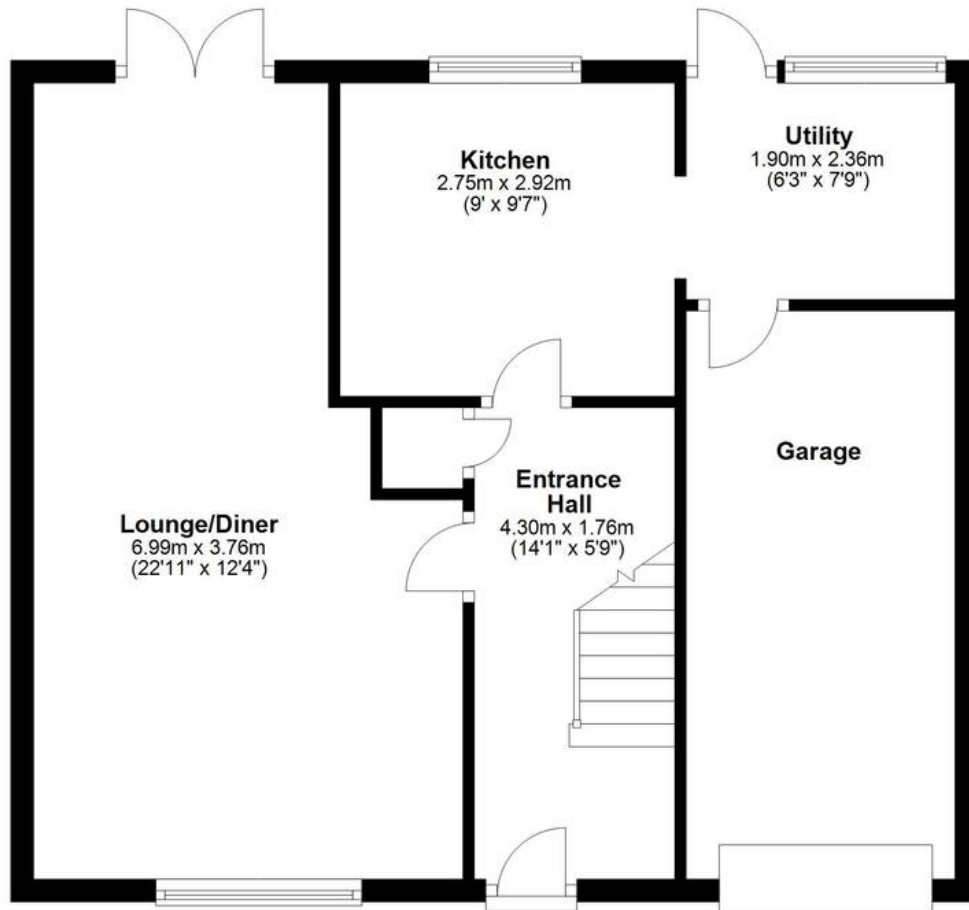
1 Parking Space





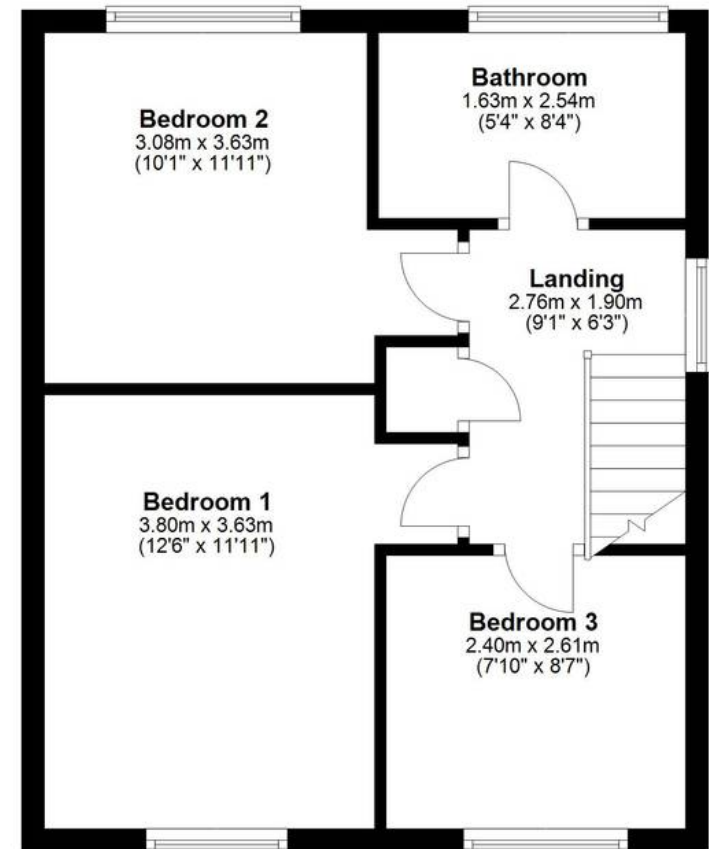
## Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)

floor plan(s) by Northgate<sup>®</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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