



Cranswick Close

Billingham



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





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Nestled in a sought-after location, this charming two-bedroom mid-terrace property presents an excellent opportunity for both first-time buyers and investors. With the added benefit of no onward chain, this home boasts a well-maintained low maintenance rear garden, perfect for enjoying outdoor relaxation. Featuring UPVC double glazing and gas central heating throughout, ensuring warmth and energy efficiency, this property offers modern living in a convenient setting. The driveway to the front provides convenient off-road parking for residents. Internally, the accommodation comprises an inviting entrance hall, a spacious lounge, a well-appointed kitchen, a family bathroom, and two generously proportioned bedrooms and a boarded loft perfect for storage, all designed to cater to versatile living requirements.

Externally, the property benefits from a private and peaceful outside space, which is perfect for outdoor dining and entertaining during warmer months. The well-kept garden offers an ideal retreat for residents to bask in the sunshine and enjoy al fresco living. The secure and tranquil surroundings make this property a standout option for those seeking a harmonious blend of indoor comfort and outdoor serenity. This property is a rare find and offers a delightful opportunity for buyers looking to secure a comfortable and contemporary residence in a desirable location.

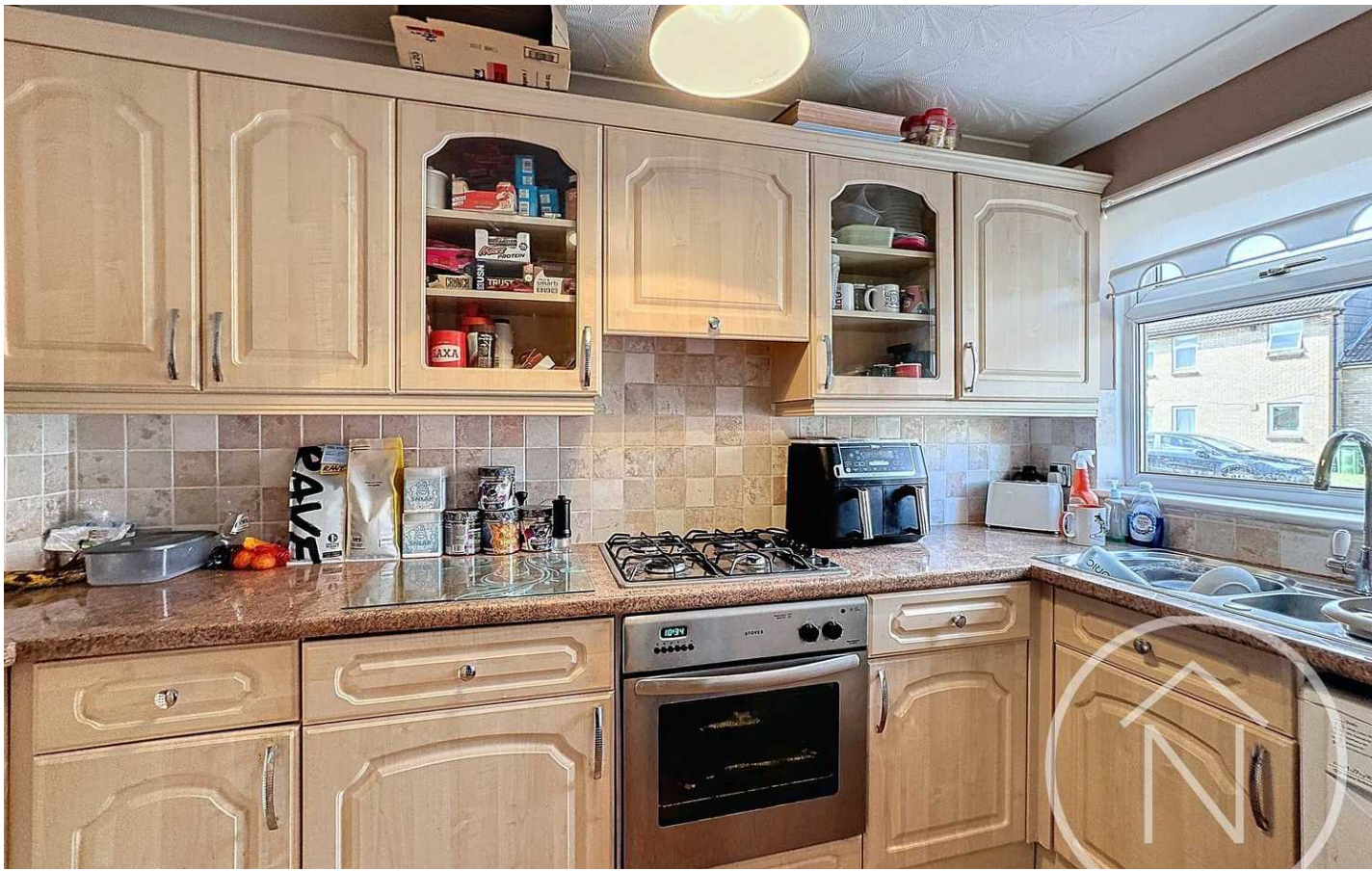
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Entrance Hall**

10' 11" x 5' 8" (3.32m x 1.73m)

**Lounge**

13' 10" x 11' 9" (4.21m x 3.59m)

**Kitchen**

10' 11" x 5' 9" (3.32m x 1.76m)

**Landing**

8' 7" x 5' 11" (2.62m x 1.81m)

**Bathroom**

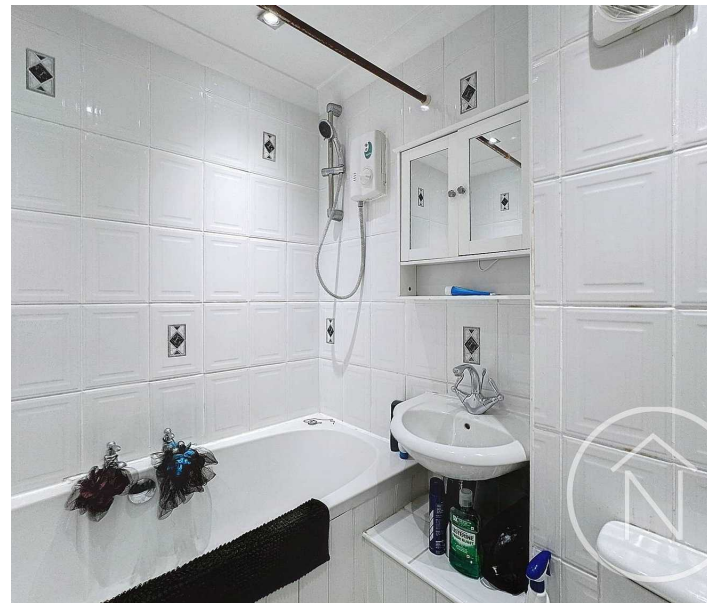
6' 2" x 5' 6" (1.89m x 1.68m)

**Bedroom One**

9' 0" x 11' 9" (2.75m x 3.59m)

**Bedroom Two**

9' 1" x 8' 8" (2.78m x 2.63m)







GARDEN

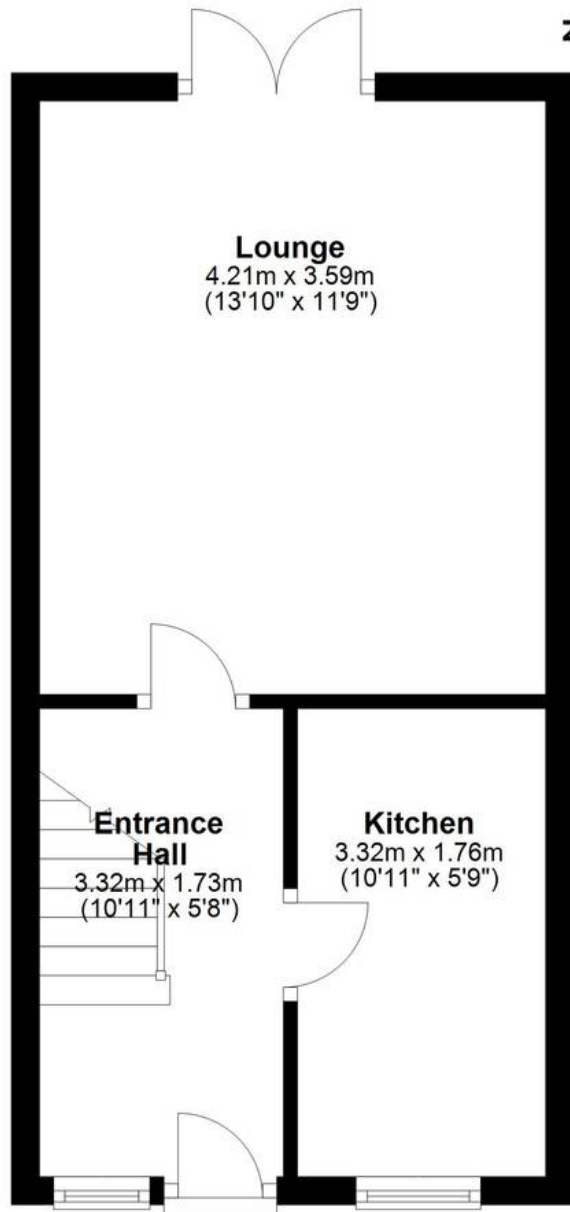
DRIVEWAY

1 Parking Space



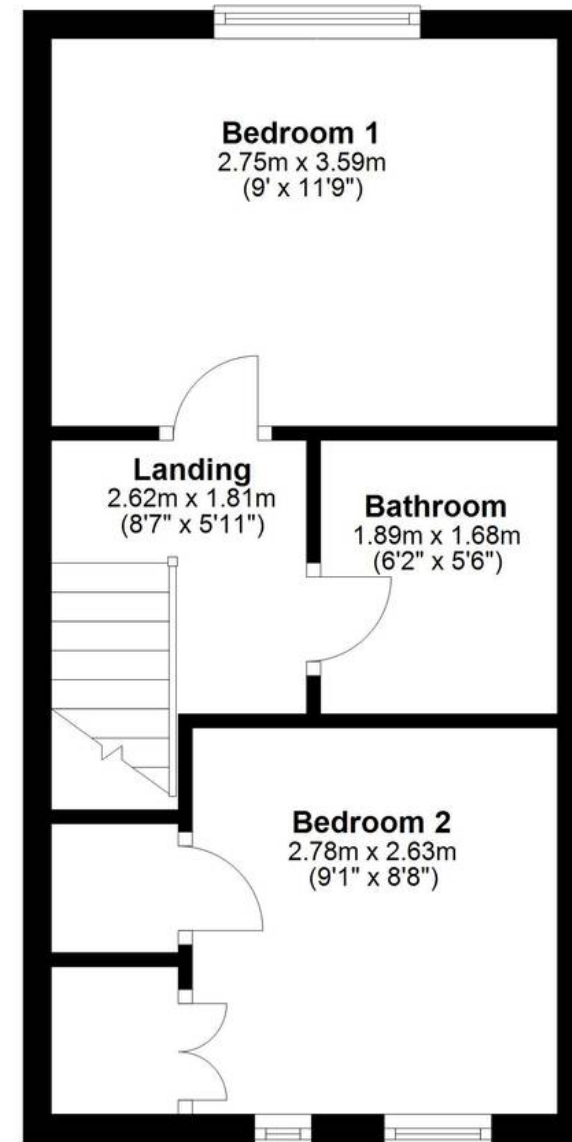
## Ground Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 54.9 sq. metres (591.1 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





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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.