



47 Hylton Road, Billingham  
Billingham



Guide Price £100,000 - £110,000



## 47 Hylton Road, Billingham

Offers Invited Between £100,000 and £110,000

This immaculate three-bedroom semi-detached property is an ideal family home. Offered with no onward chain, the house boasts gardens to the front and rear, providing ample outdoor space for relaxation and entertaining. The property benefits from a convenient proximity to local schools, bus routes, and other amenities. Featuring UPVC double glazing and gas central heating, this home is well-equipped for modern living. The accommodation is thoughtfully laid out, comprising an entrance hall, spacious lounge, dining room, fully fitted kitchen, a landing, a bathroom, and three well-proportioned bedrooms, ensuring comfortable living spaces for the whole family.

Outside, the property presents a well-maintained garden to the front, creating a welcoming entrance, while the rear garden offers a private retreat for outdoor activities and gatherings. Enjoy the convenience of living close to daily necessities while appreciating the peaceful ambience of this lovely home.

*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: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



#### Entrance Hall

10' 11" x 5' 10" (3.32m x 1.79m)

#### Lounge

11' 4" x 14' 8" (3.45m x 4.48m)

#### Dining Room

9' 3" x 7' 6" (2.83m x 2.28m)

#### Kitchen

8' 10" x 13' 0" (2.69m x 3.96m)

#### Landing

7' 7" x 6' 6" (2.32m x 1.97m)

#### Bathroom

5' 5" x 7' 9" (1.66m x 2.37m)

#### Bedroom One

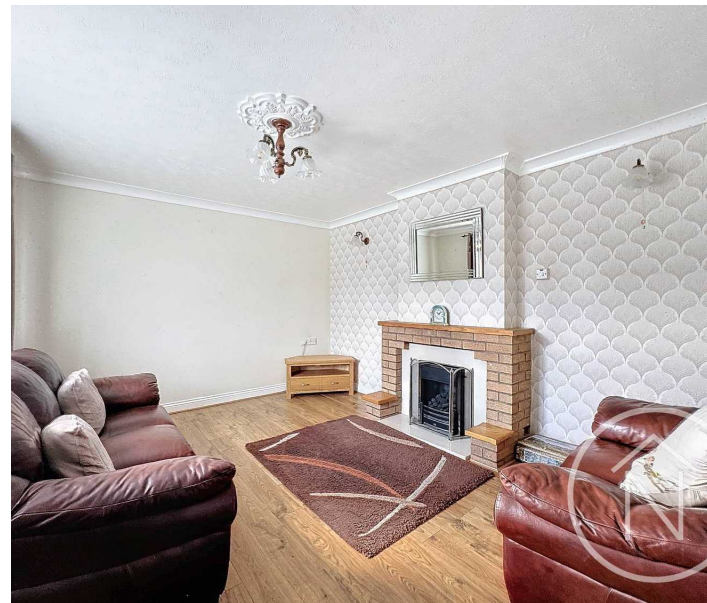
11' 4" x 14' 1" (3.45m x 4.30m)

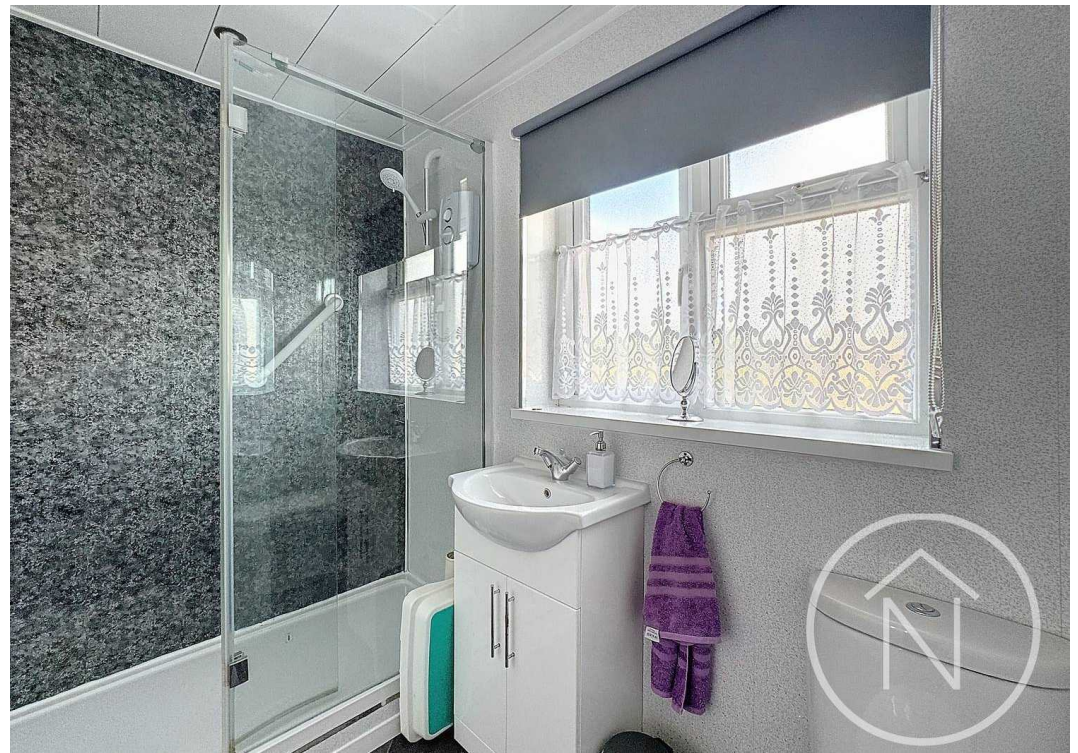
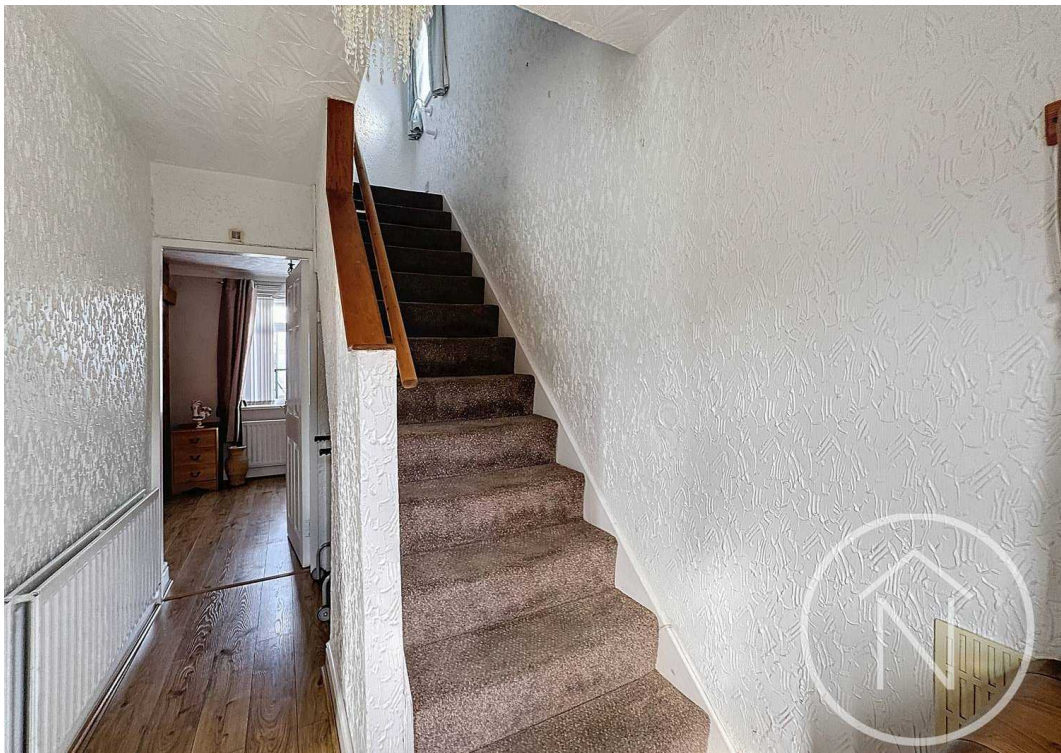
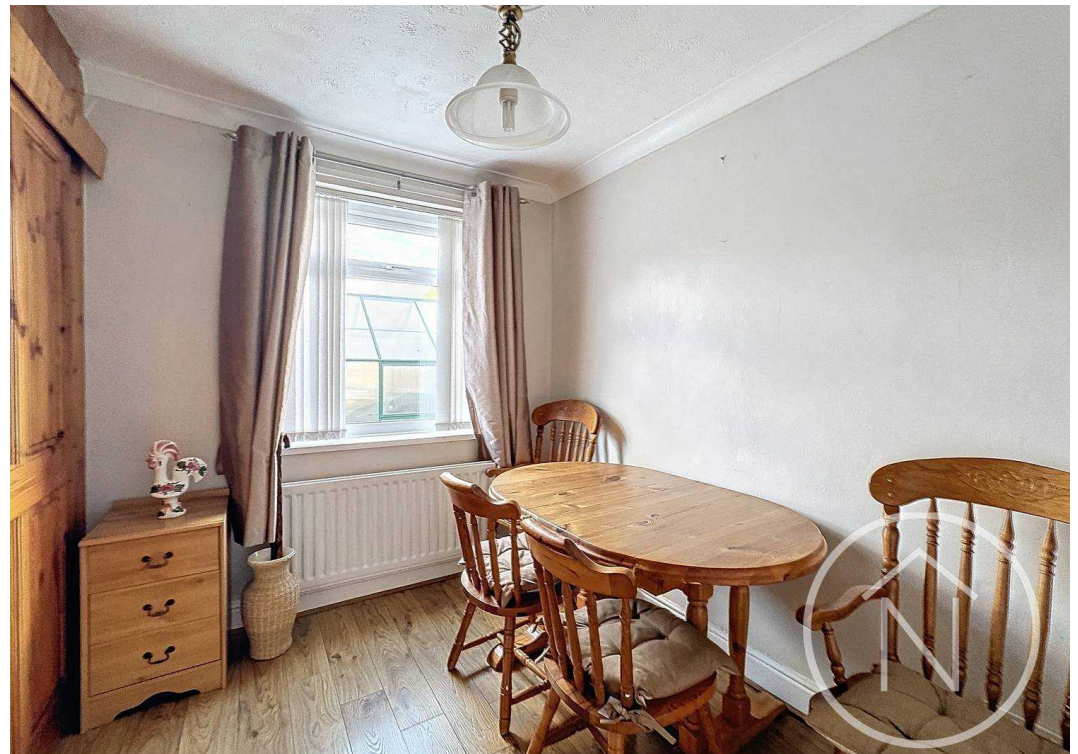
#### Bedroom Two

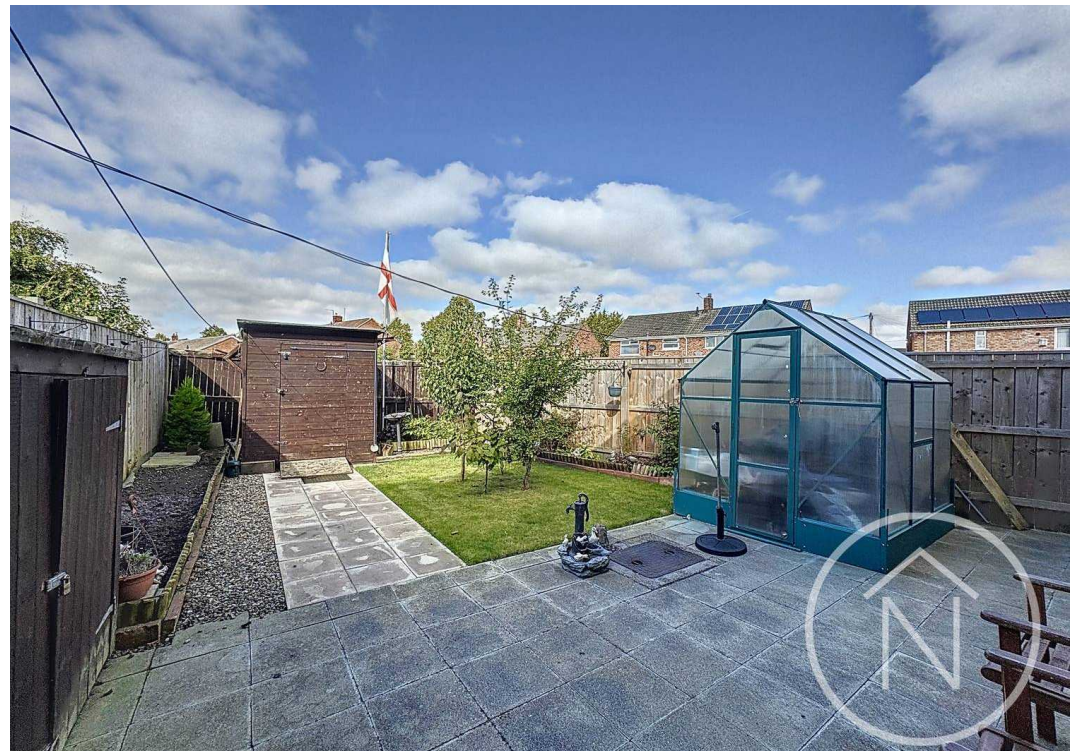
8' 10" x 14' 1" (2.69m x 4.30m)

#### Bedroom Three

7' 5" x 9' 3" (2.26m x 2.83m)

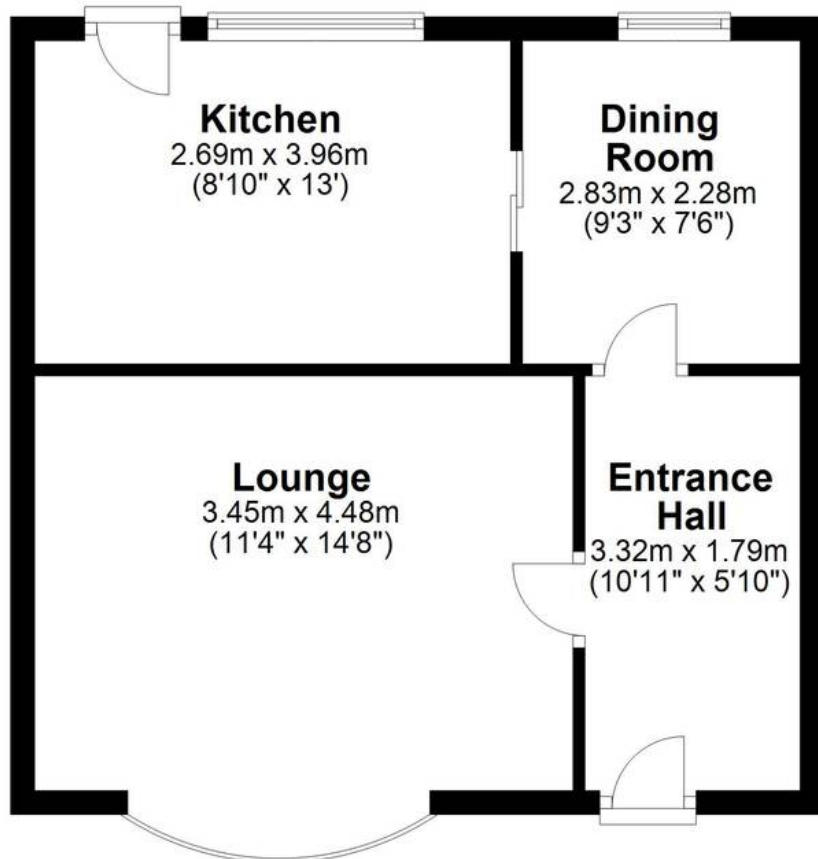






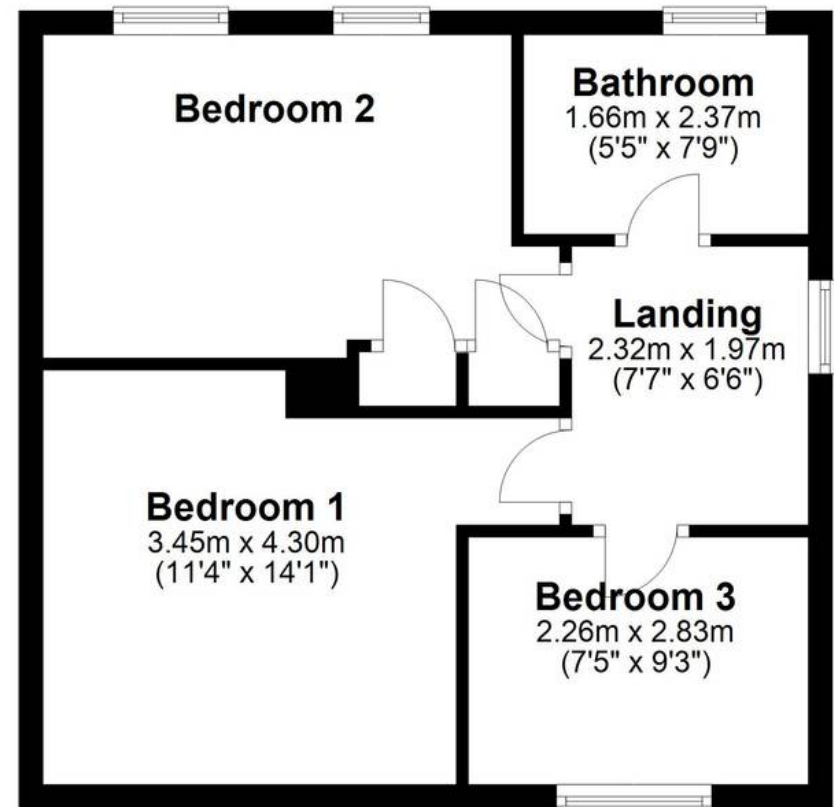
## Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 80.4 sq. metres (865.3 sq. feet)

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



## Northgate - Teesside

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