



Coatham Grove, Billingham



Offers Invited Between £140,000 And £150,000



## Coatham Grove

### Billingham

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Step right into this charming three-bedroom semi-detached gem, offering a cosy retreat for first-time buyers or families looking to settle down. With a detached garage for your storage needs and the convenience of gas central heating and UPVC double glazing, this immaculate home is ready for you to just move in. Step inside to find a welcoming entrance hall, a spacious lounge, a kitchen/diner perfect for family gatherings, a modern bathroom, and three lovely bedrooms. Outside, the property boasts gardens both to the front and rear, providing ample green space to enjoy some fresh air and relax.

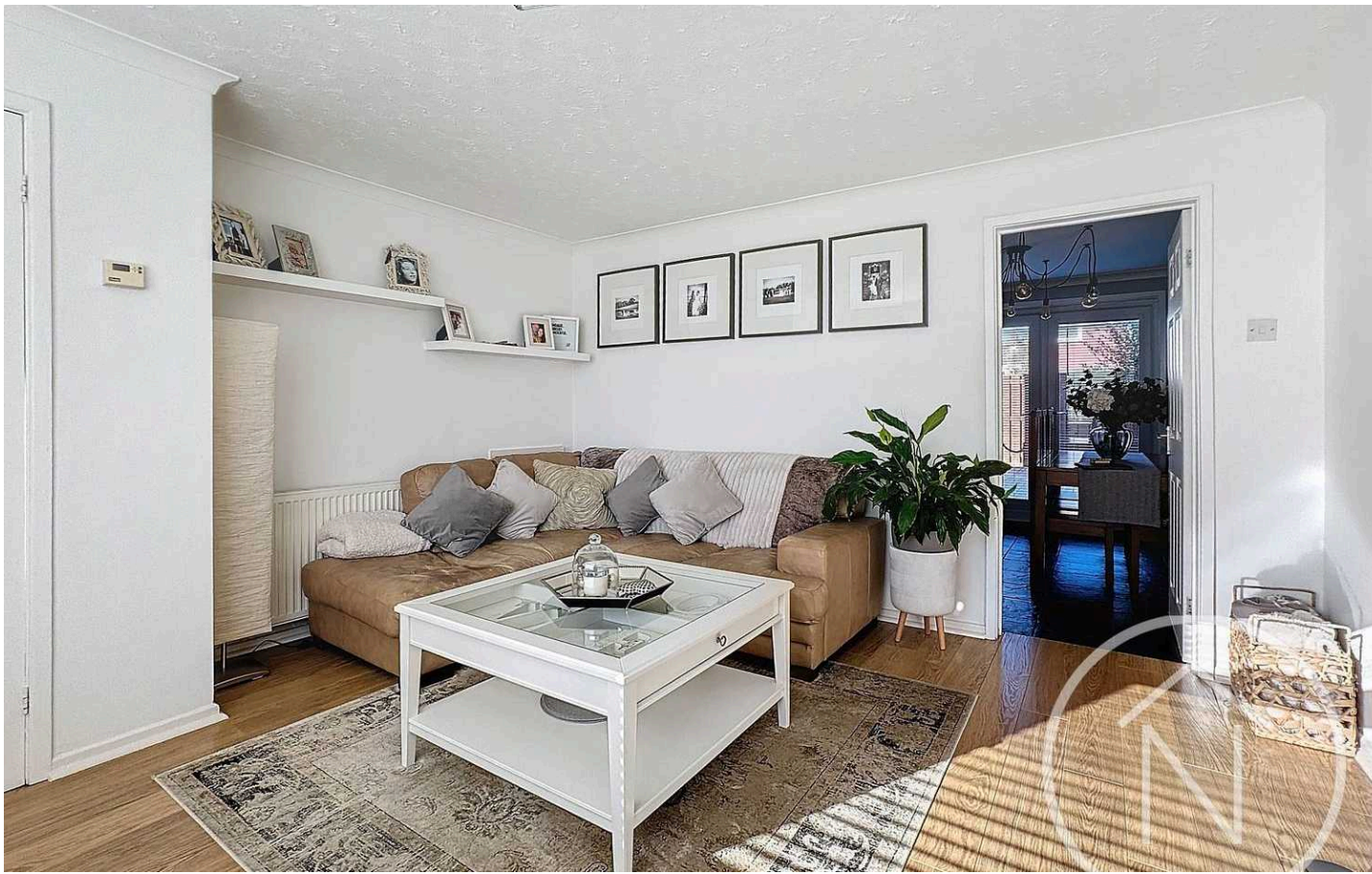
For those who love spending time outdoors, the low maintenance garden to the rear offers a perfect escape with a delightful patio and raised decking. Whether you want to soak up the sun or host a BBQ with friends, this outside space offers the ultimate spot for relaxation and entertainment, making this property a true haven for those who value both indoor comfort and outdoor leisure.

**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



### Entrance Hall

### Lounge

13' 1" x 13' 0" (4.00m x 3.97m)

### Kitchen/Diner

10' 5" x 16' 4" (3.17m x 4.98m)

### Landing

9' 0" x 6' 1" (2.74m x 1.86m)

### Bathroom

5' 5" x 6' 11" (1.65m x 2.10m)

### Bedroom One

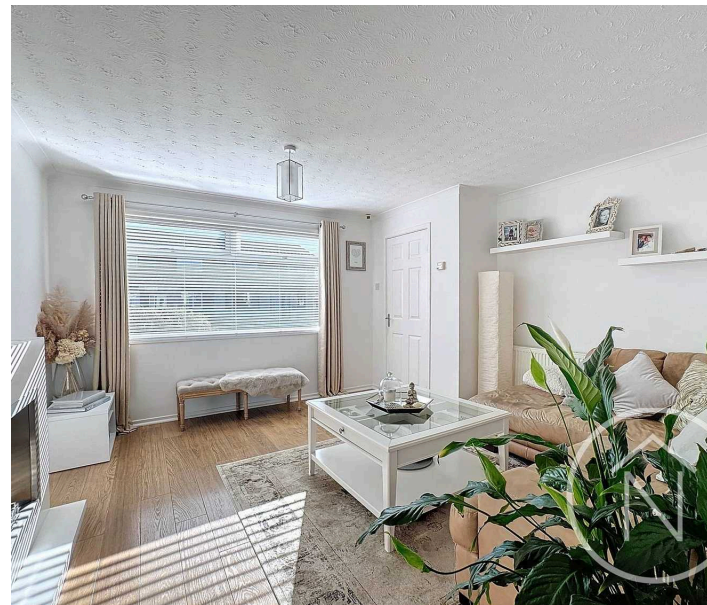
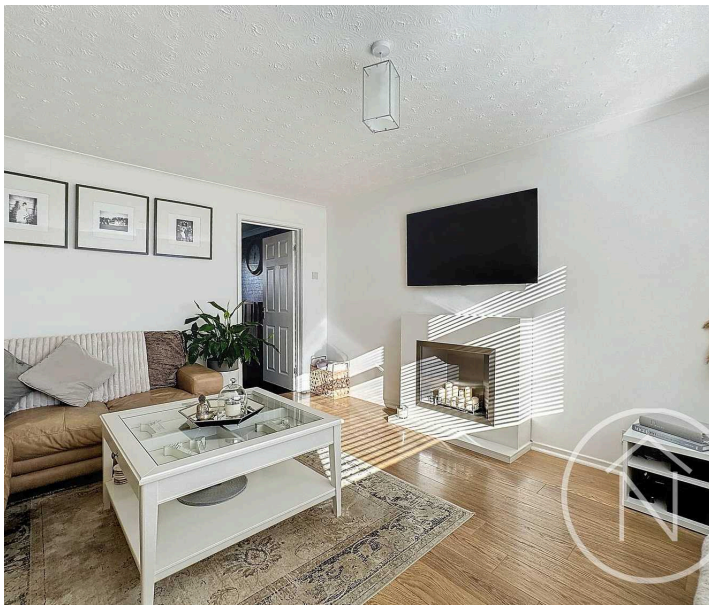
12' 2" x 9' 11" (3.71m x 3.02m)

### Bedroom Two

11' 4" x 9' 9" (3.46m x 2.96m)

### Bedroom Three

8' 8" x 6' 9" (2.64m x 2.06m)

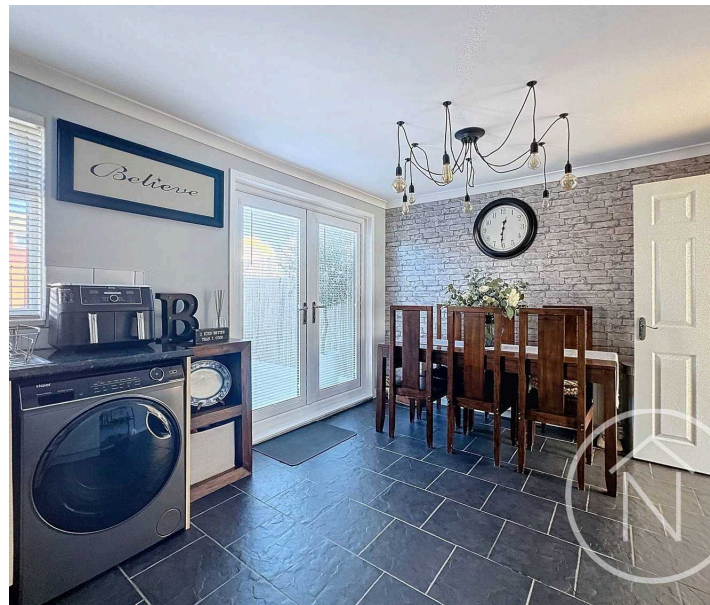
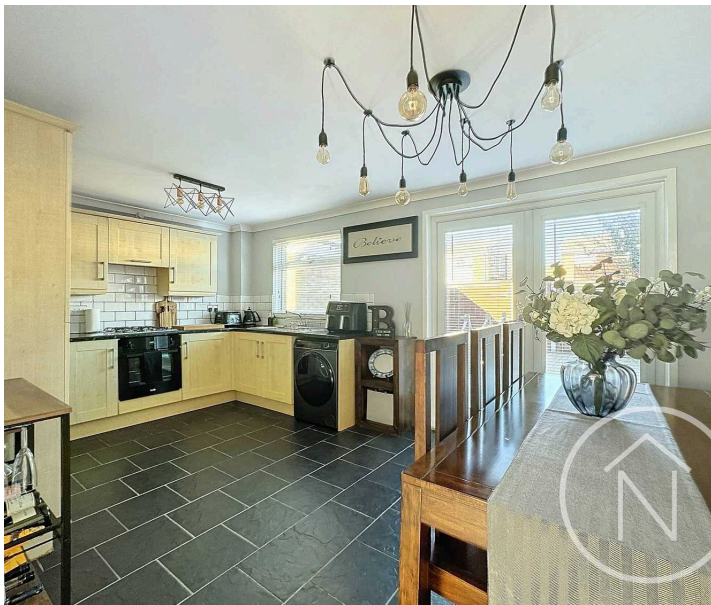


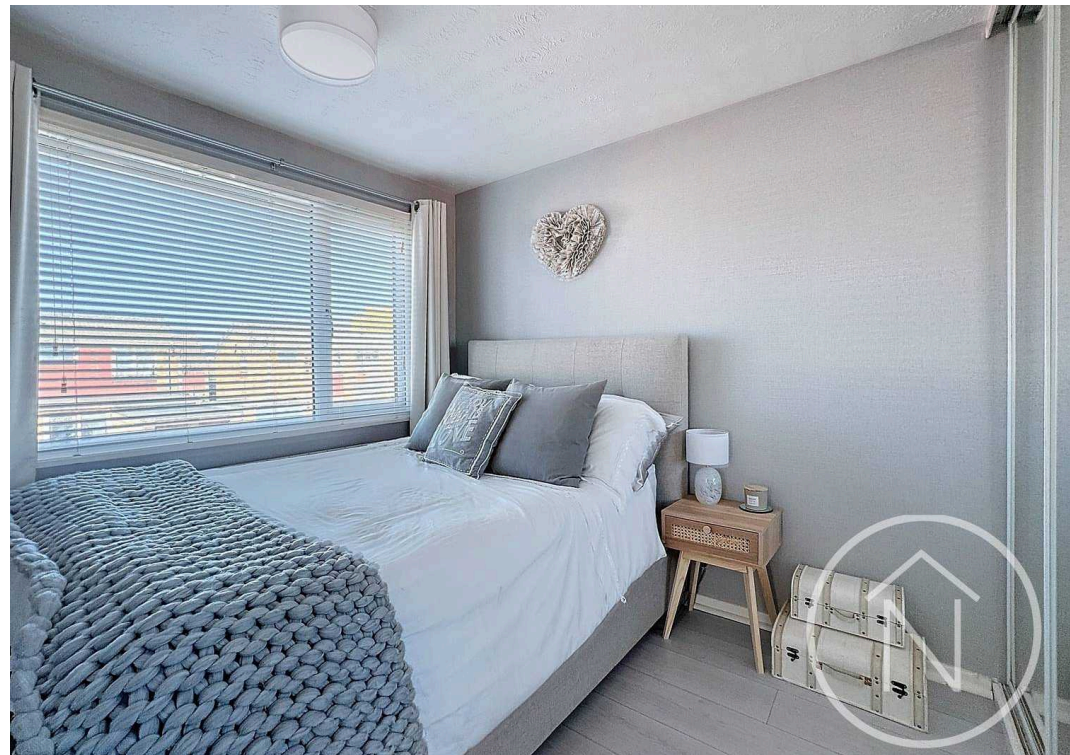
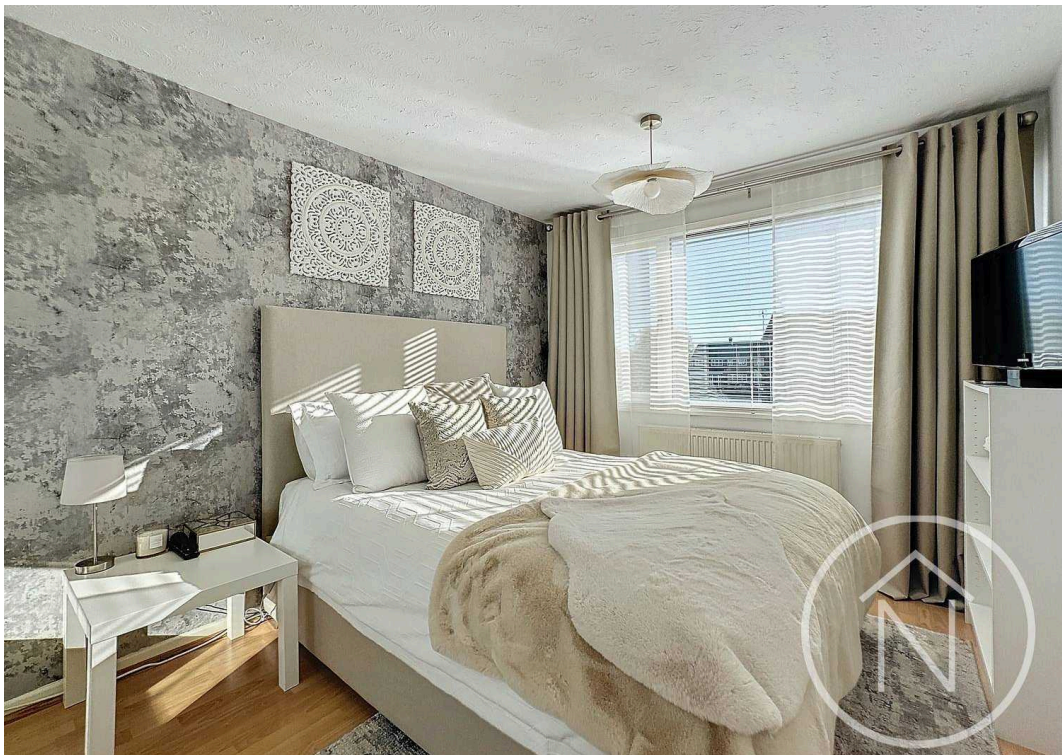
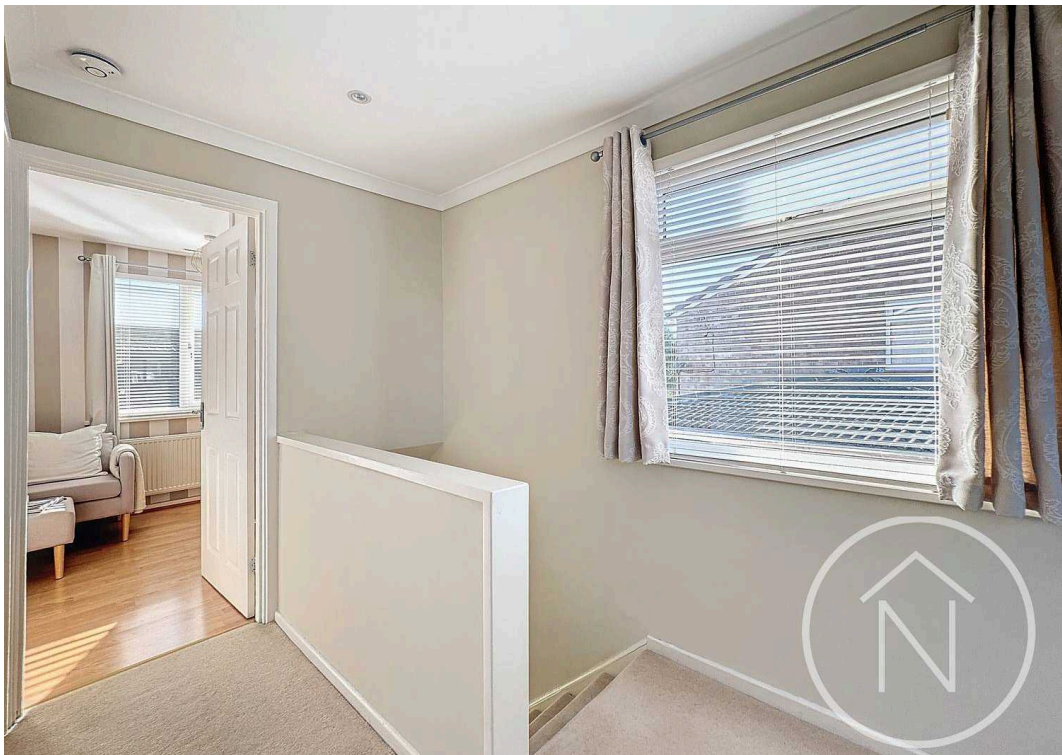


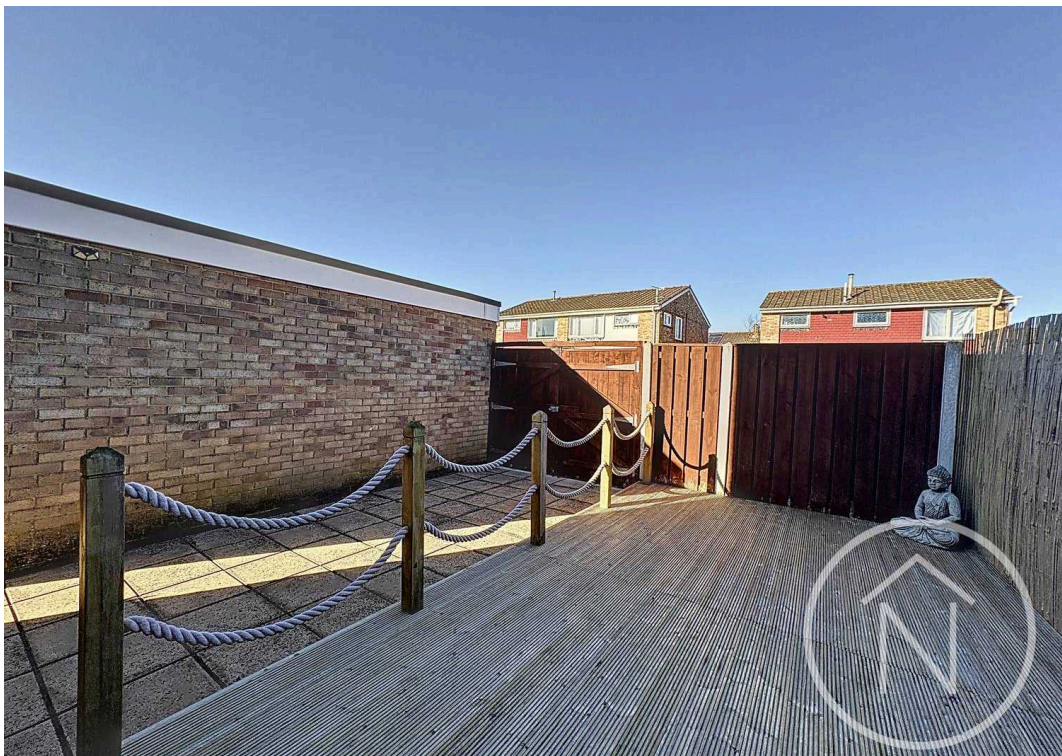
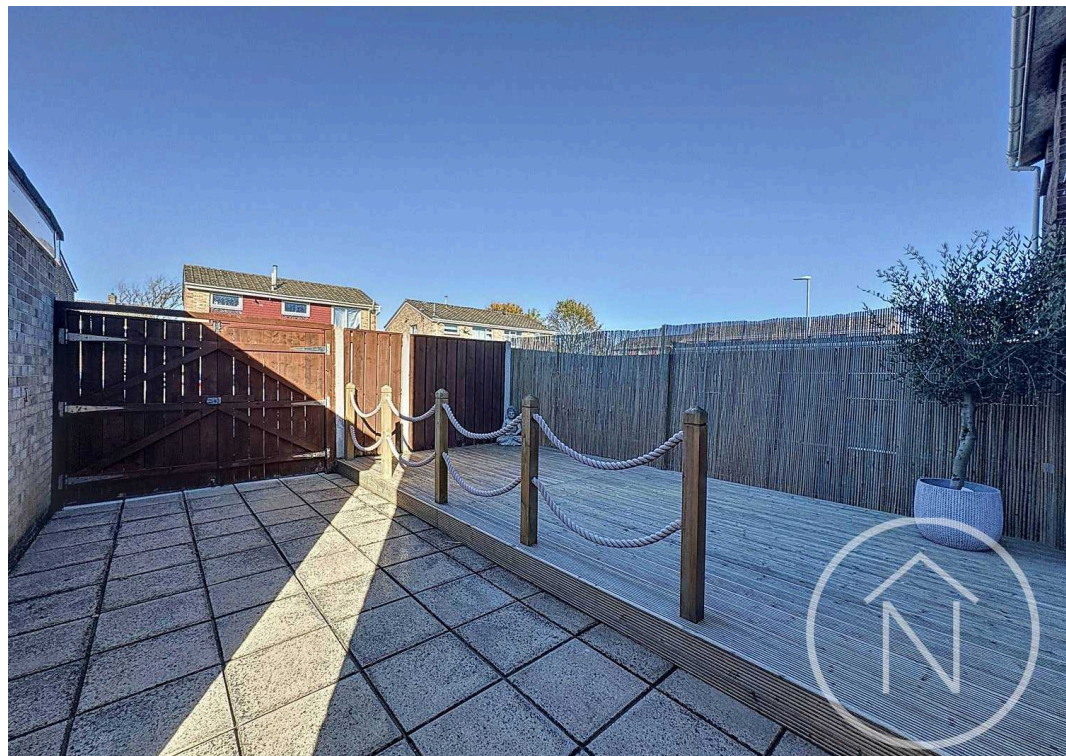
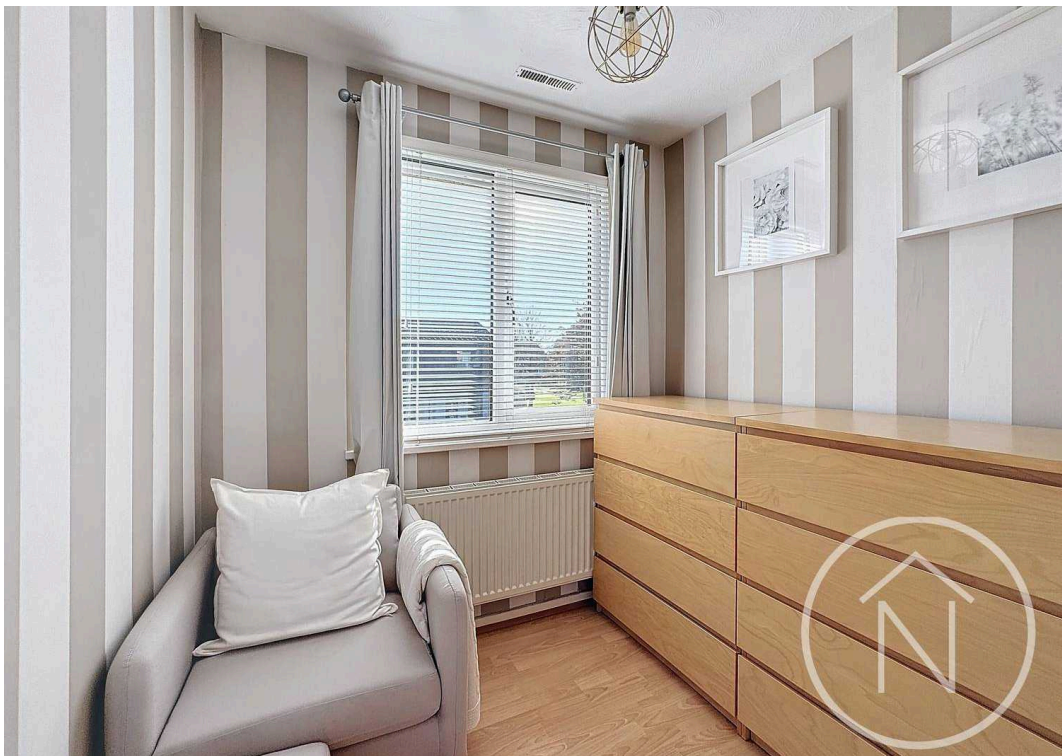
GARDEN

GARAGE

Single Garage







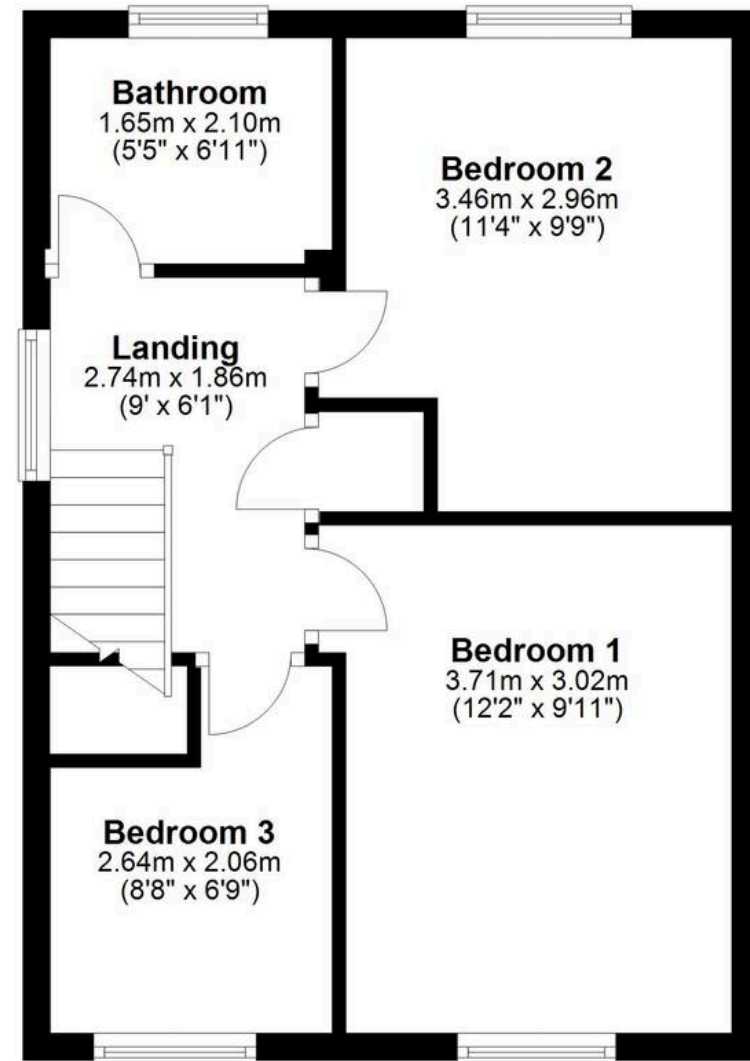
## Ground Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.3 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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