



Sedgemoor Way, Billingham - TS23 3PQ



Offers Over £90,000



## Sedgemoor Way

### Billingham

This immaculate three-bedroom end-terrace property presents an excellent opportunity for both first-time buyers and investors alike. Boasting a contemporary and stylish interior, this home offers a seamless blend of comfort and functionality. The property is being sold with no onward chain, providing a hassle-free transition for new owners. The modern features include gas central heating and UPVC double glazing throughout, ensuring optimum comfort and efficiency. The well-proportioned accommodation comprises a welcoming porch, a hallway leading to a ground floor WC, a bright and airy lounge, a separate dining room, and a fully fitted kitchen. Upstairs, a spacious landing leads to a family bathroom and three generously sized bedrooms, perfect for a growing family or those in need of a home office. To the rear of the property, a delightful garden provides a peaceful outdoor retreat, ideal for relaxing and entertaining guests.

*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.*

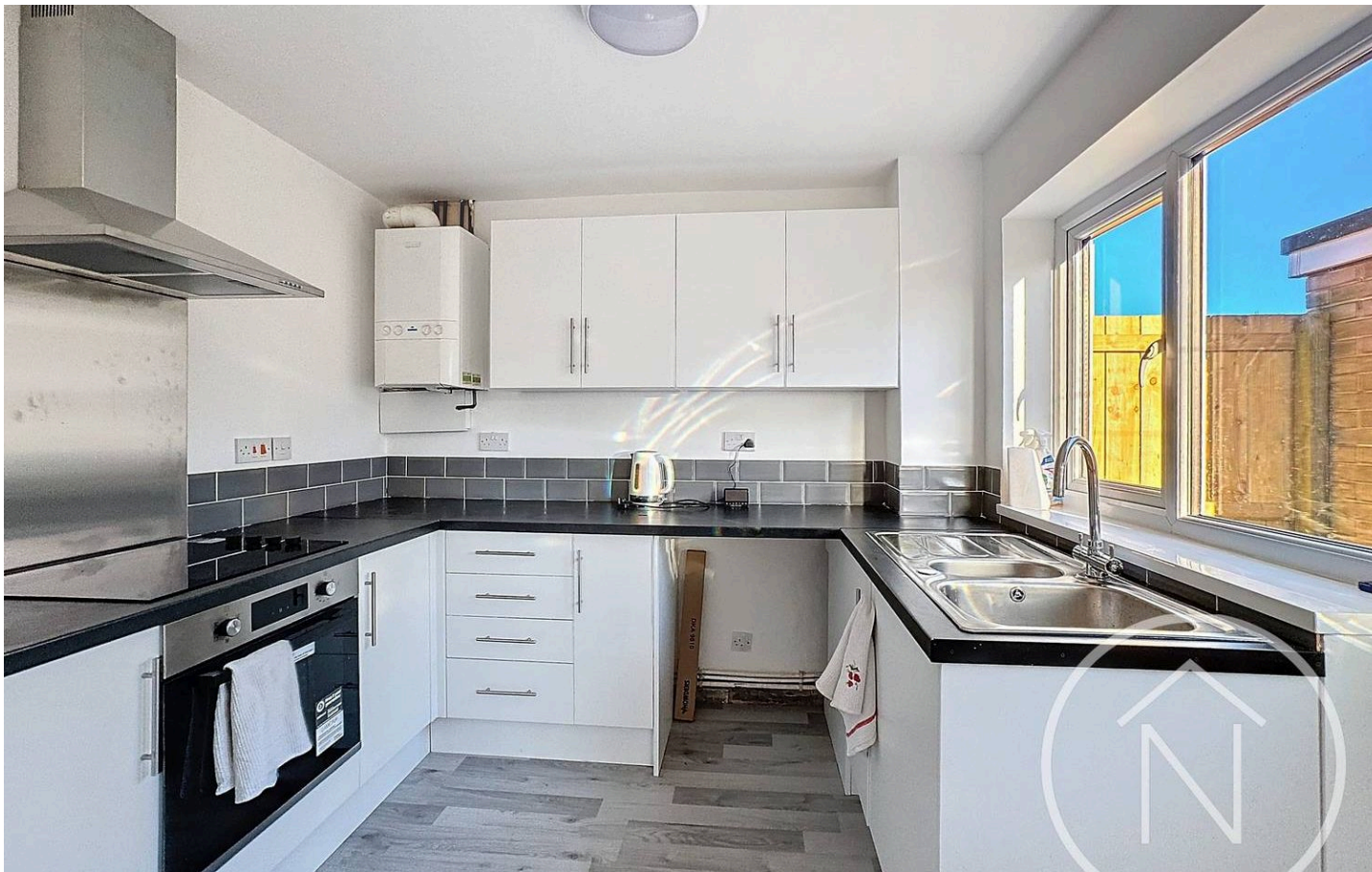
*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

6' 9" x 3' 11" (2.07m x 1.19m)

**Wc**

**Hall**

14' 6" x 6' 0" (4.43m x 1.83m)

**Lounge**

13' 4" x 12' 1" (4.06m x 3.69m)

**Dining Room**

10' 1" x 9' 8" (3.07m x 2.94m)

**Kitchen**

8' 11" x 8' 6" (2.71m x 2.59m)

**Landing**

9' 6" x 5' 10" (2.89m x 1.77m)

**Bathroom**

5' 6" x 7' 8" (1.67m x 2.34m)

**Bedroom One**

8' 6" x 12' 4" (2.59m x 3.76m)

**Bedroom Two**

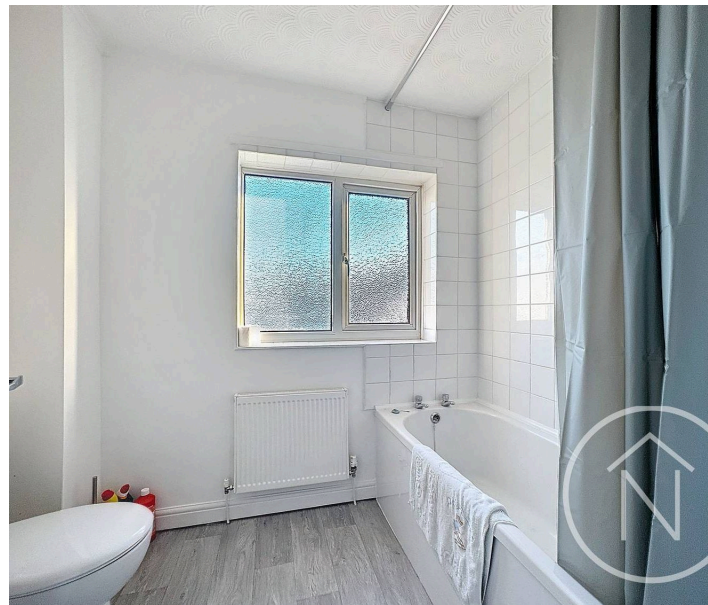
10' 0" x 12' 4" (3.04m x 3.76m)

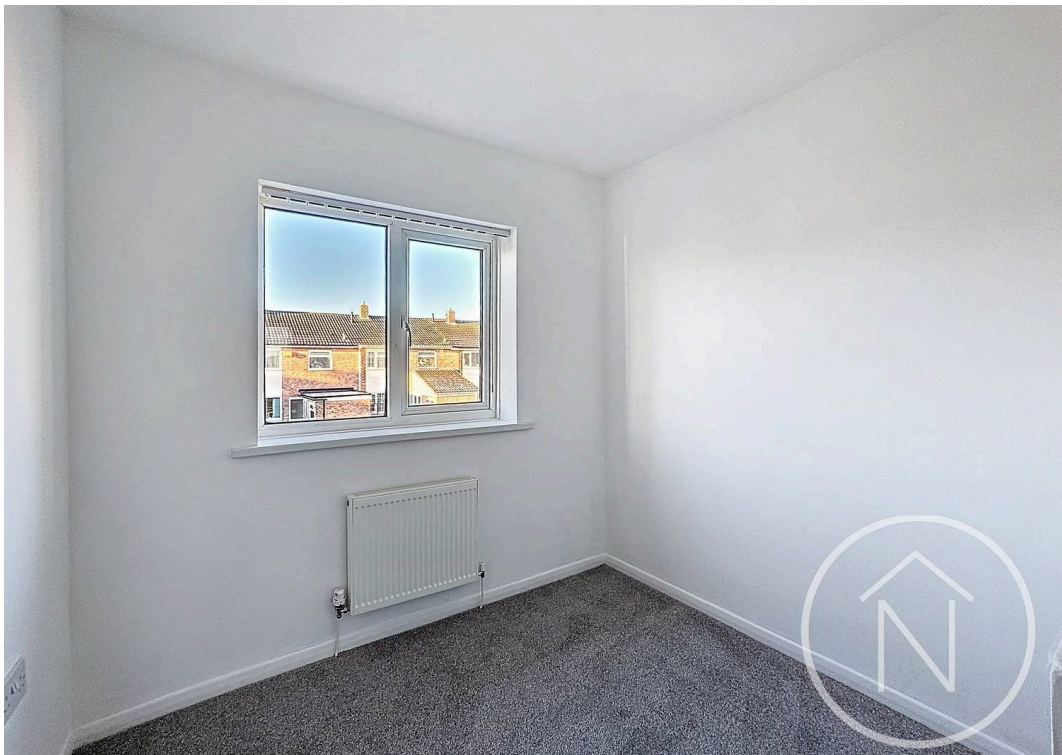
**Bedroom Three**

8' 5" x 7' 9" (2.57m x 2.36m)



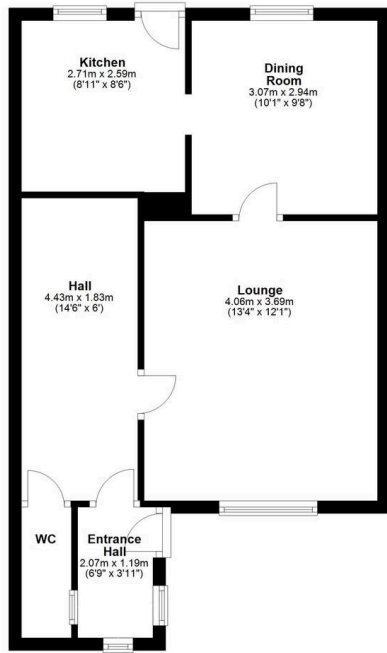
GARDEN





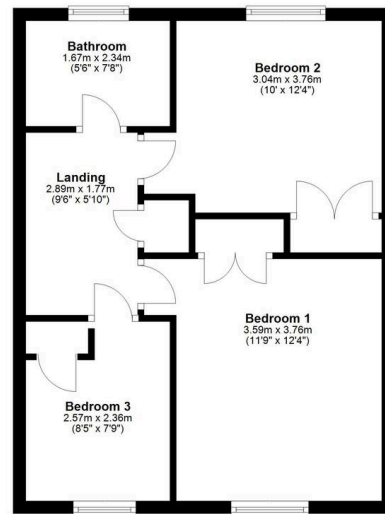
### Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



### First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

floor plan(s) by Northgate! for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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