



33 Gainford Road, Billingham - TS23 3HW  
Billingham



In Excess of £100,000



## 33 Gainford Road, Billingham

This three-bedroom semi-detached property presents an excellent opportunity for those in search of a well-maintained home brimming with potential. Offered to the market with no onward chain, this home stands as a canvas awaiting the personal touch of its new owners.

Upon entering the property, a welcoming entrance hall sets the tone for the accommodation that follows. The ground floor boasts a spacious lounge, ideal for relaxation and entertaining guests, while a separate dining room offers the perfect space for family meals. Additionally there is a Kitchen and a utility room, providing additional storage and laundry facilities.

Ascend the staircase to the first floor, where a bright landing area guides you to the family bathroom and a separate WC for added convenience. The three generously sized bedrooms provide comfortable retreats, each offering ample space and natural light. With modern UPVC double glazing and efficient gas central heating throughout, this property ensures year-round comfort and energy efficiency. Outside, a garden to the rear provides an outdoor area for relaxation.

Benefiting from off-street parking, residents will find convenience in their daily commutes and transportation needs, ensuring a stress-free lifestyle for busy professionals and families alike.

Situated within close proximity to local amenities, schools, and transport links, this property offers a prime 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: A

Tenure: Freehold



### Entrance Hall

10' 7" x 5' 11" (3.23m x 1.81m)

### Lounge

11' 3" x 14' 7" (3.43m x 4.45m)

### Dining Room

9' 11" x 7' 7" (3.01m x 2.31m)

### Kitchen

9' 4" x 7' 7" (2.85m x 2.30m)

### Utility Room

9' 4" x 5' 1" (2.85m x 1.56m)

### Landing

7' 5" x 6' 6" (2.27m x 1.98m)

### Bathroom

5' 7" x 5' 1" (1.69m x 1.56m)

### Wc

5' 7" x 2' 6" (1.69m x 0.76m)

### Bedroom One

10' 3" x 14' 1" (3.13m x 4.28m)

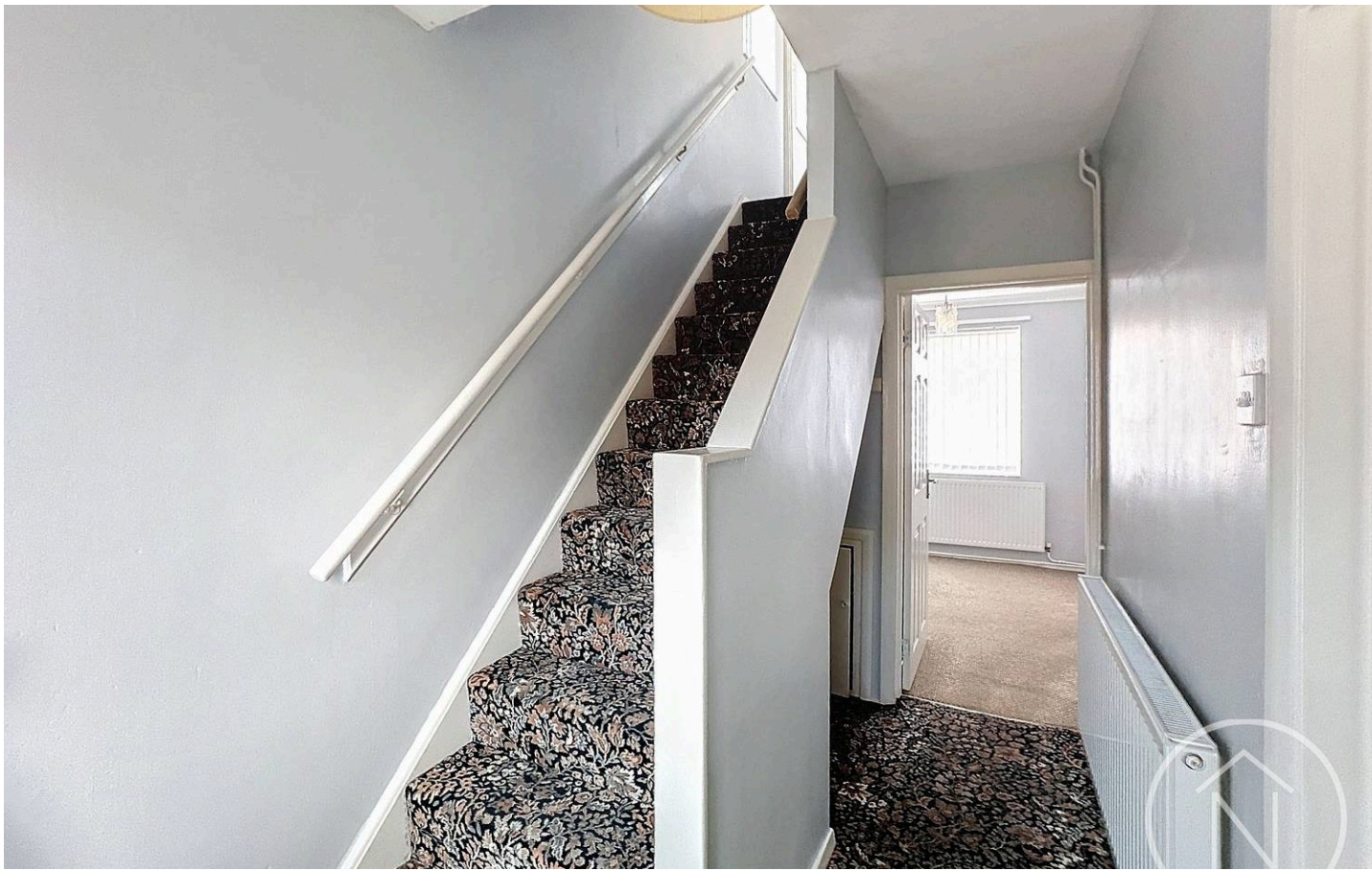
### Bedroom Two

9' 0" x 17' 2" (2.74m x 5.24m)

### Bedroom Three

7' 5" x 9' 2" (2.26m x 2.80m)





GARDEN

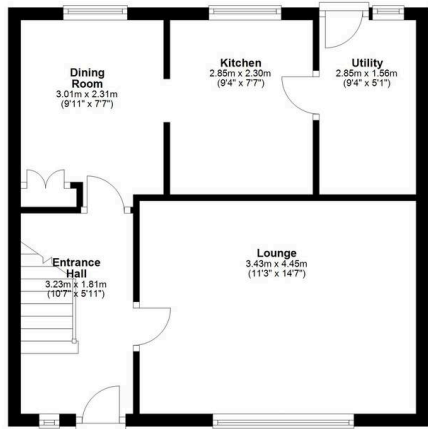
DRIVEWAY

1 Parking Space

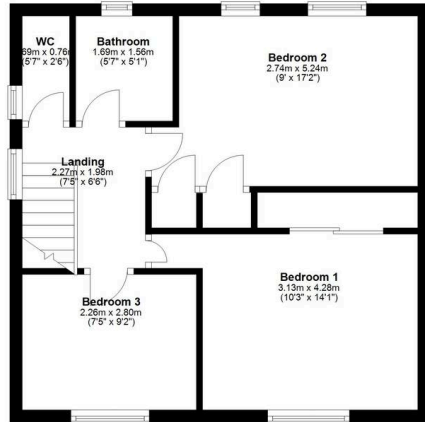




**Ground Floor**  
Approx. 40.5 sq. metres (436.0 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 75.8 sq. metres (816.4 sq. feet)  
floor plan(s) by Northgate! for illustration purpose only all measurements are approximate.  
Plans produced using PlanUp.



## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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