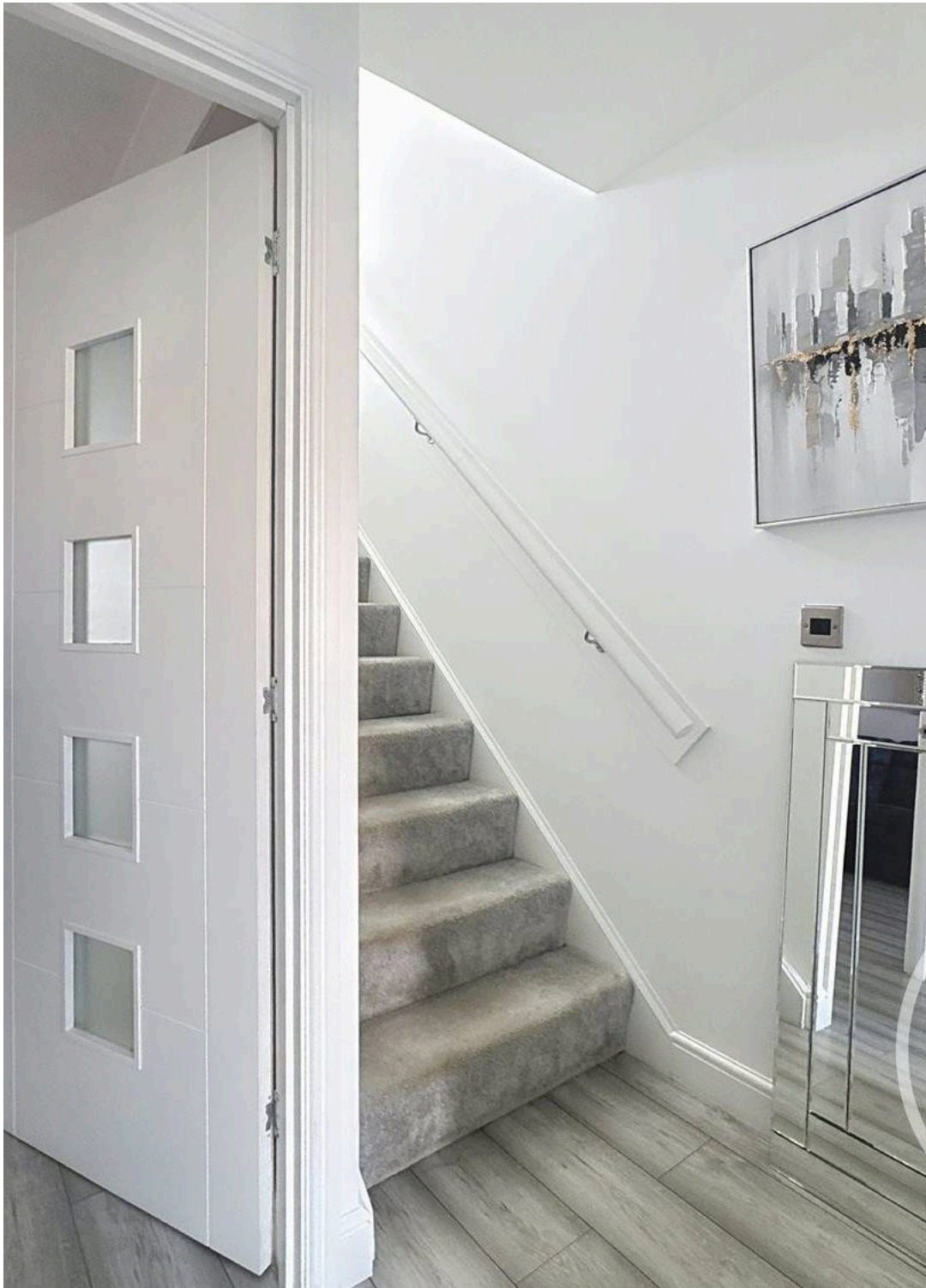




Leeholme Gardens, Billingham - TS23 3TJ



In Excess of £140,000



## Leeholme Gardens

### Billingham

Introducing this exquisite three-bedroom detached property nestled in a sought-after location close to local shops, schools, and a range of amenities, making it an ideal family home. Boasting a stylish design and modern conveniences, this home features a ground floor WC and a family bathroom, catering to the needs of a growing family. The accommodation comprises an entrance hall welcoming you into the home, leading to a spacious lounge, a modern fitted kitchen, and a dining room perfect for family gatherings. Additionally, the property includes a stunning garden room that provides a serene retreat.

Step outside and discover the outdoor space that complements the charm of this property. The driveway and garage offer ample space for parking, ensuring convenience for residents and guests. With UPVC double glazing and gas central heating, this home is not only aesthetically pleasing but also offers energy efficiency.

*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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hall

### Wc

4' 10" x 2' 11" (1.48m x 0.89m)

### Lounge

13' 7" x 12' 3" (4.14m x 3.73m)

### Kitchen

9' 9" x 7' 6" (2.96m x 2.29m)

### Dining Room

9' 9" x 7' 3" (2.98m x 2.22m)

### Garden Room

8' 10" x 7' 9" (2.68m x 2.36m)

### Landing

8' 10" x 6' 0" (2.69m x 1.83m)

### Bathroom

5' 5" x 5' 11" (1.65m x 1.81m)

### Bedroom One

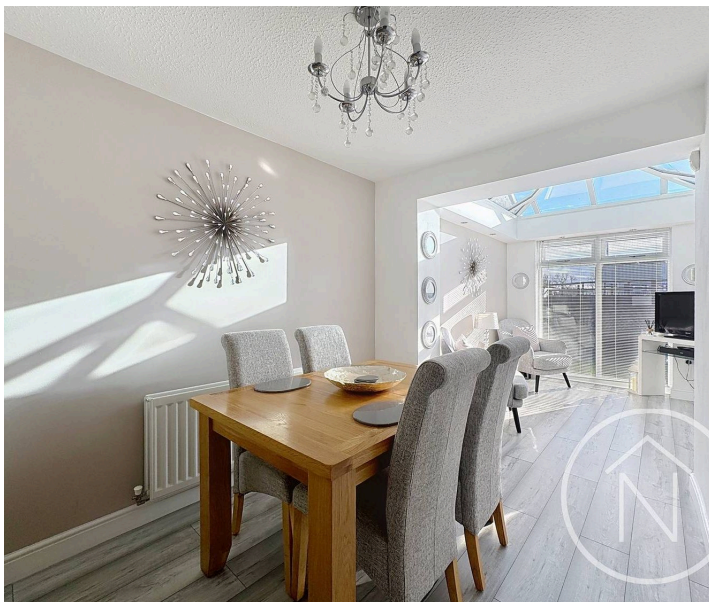
13' 7" x 9' 2" (4.14m x 2.79m)

### Bedroom Two

10' 1" x 9' 3" (3.07m x 2.81m)

### Bedroom Three

8' 10" x 6' 0" (2.70m x 1.82m)

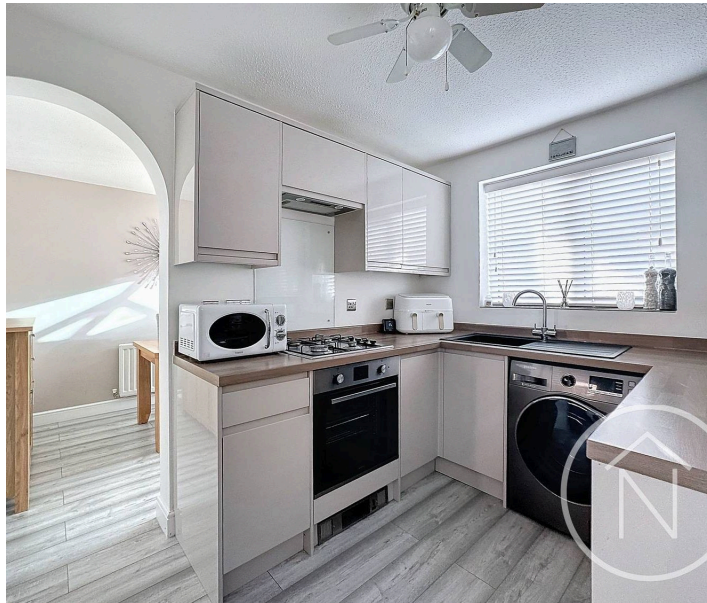
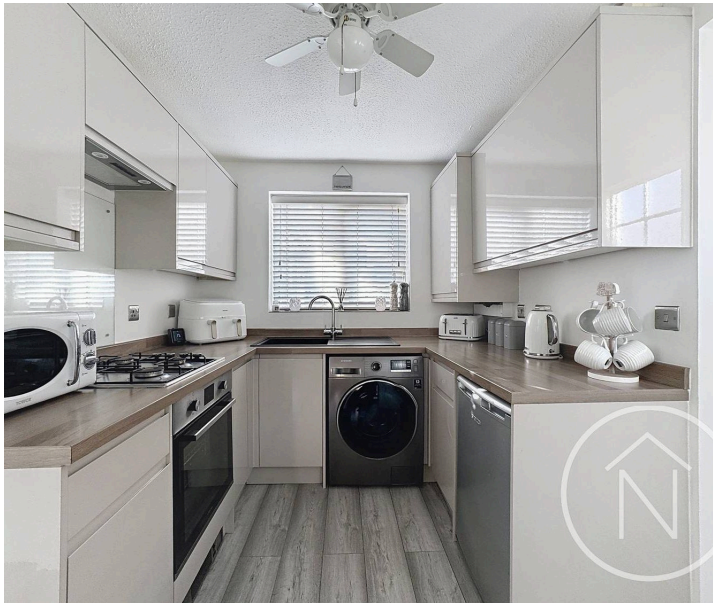


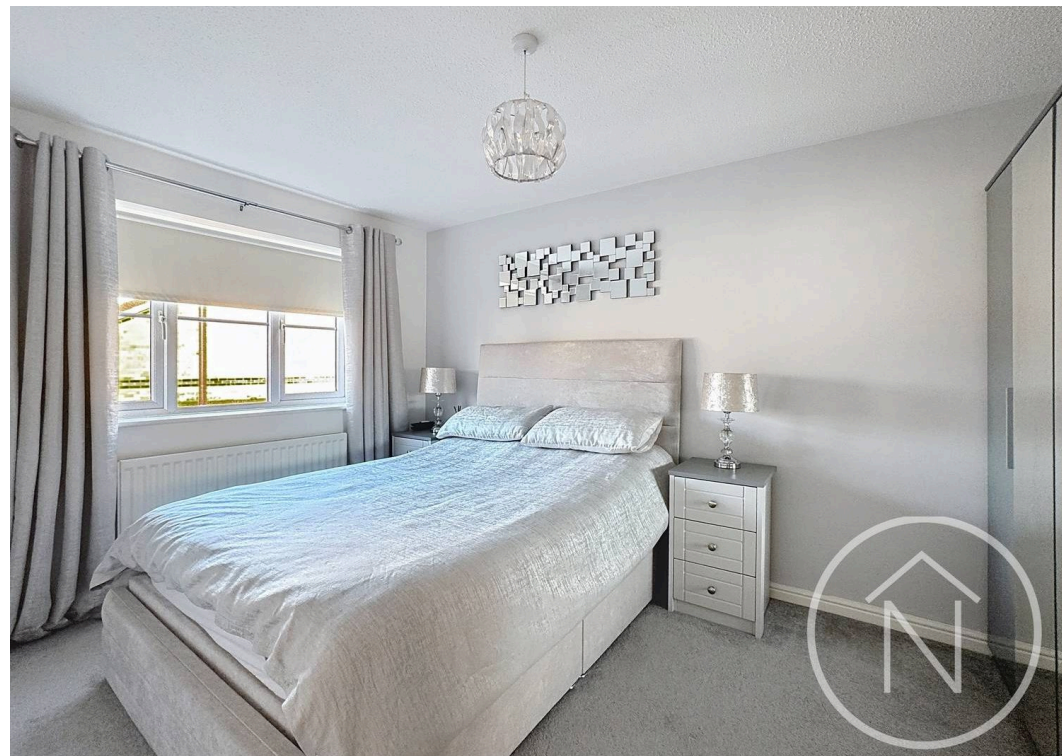
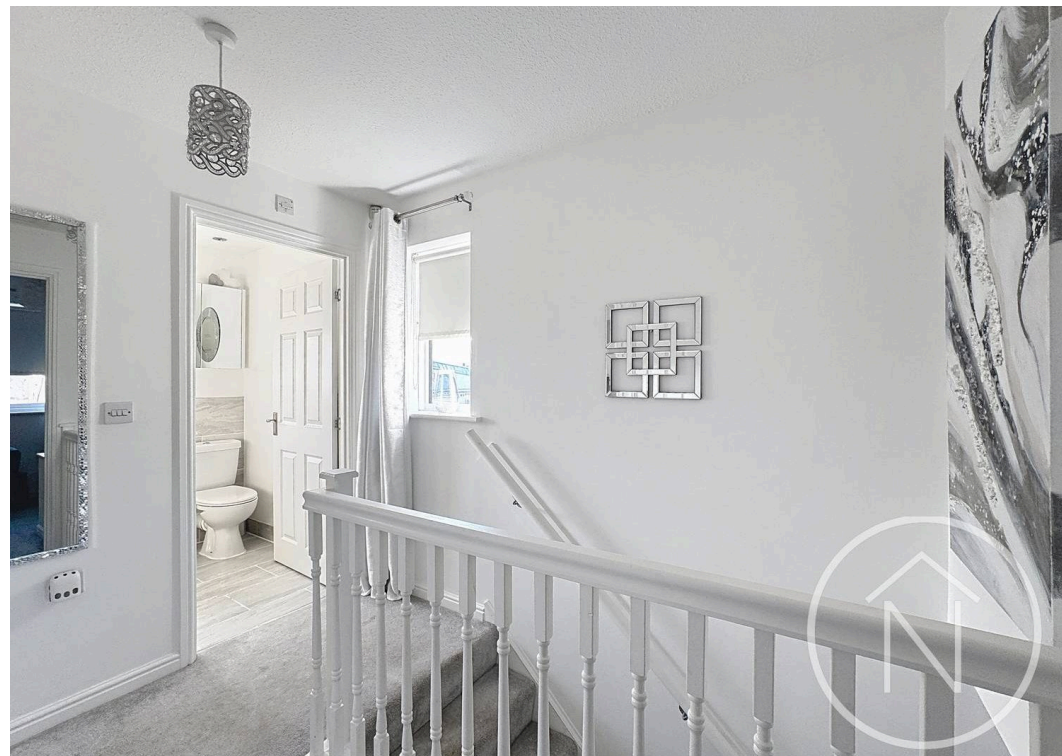
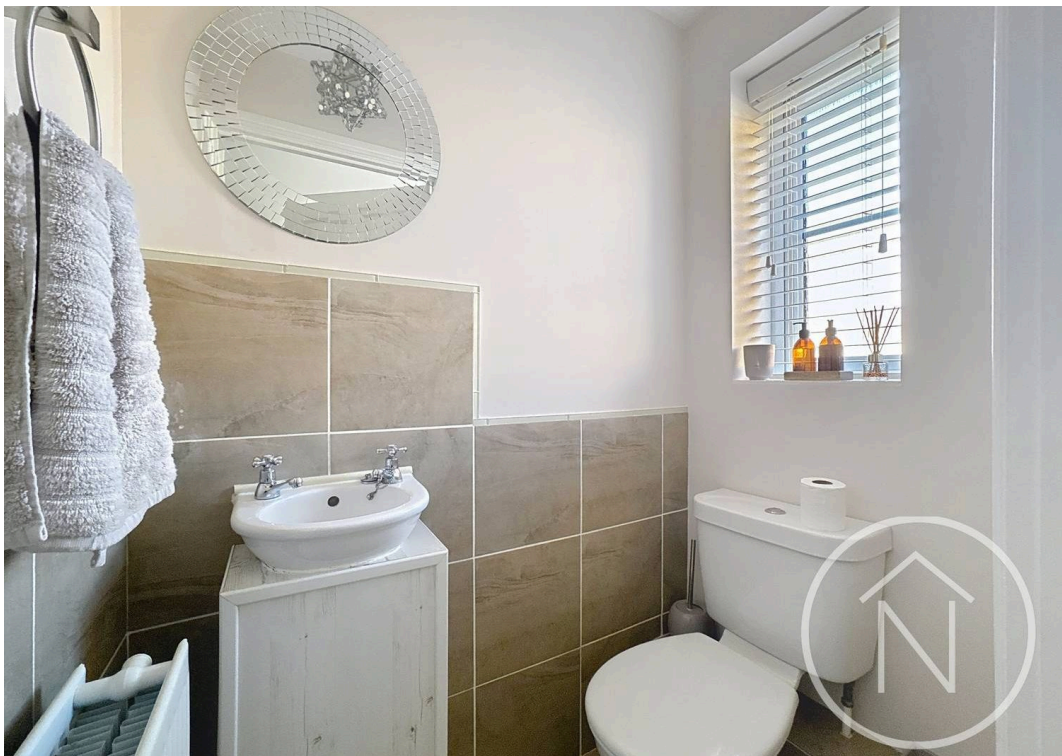


GARDEN

GARAGE

DRIVEWAY

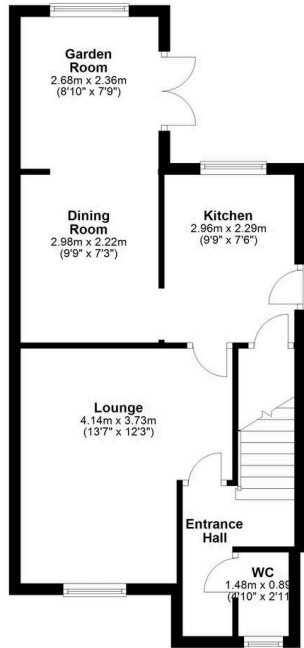






### Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)

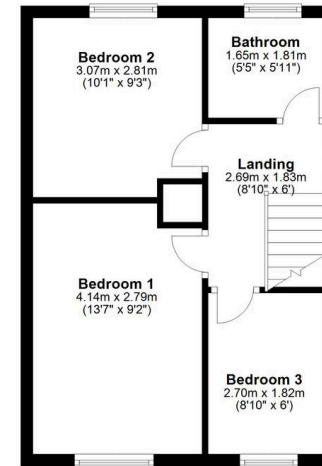


Total area: approx. 76.6 sq. metres (824.1 sq. feet)

Floor plan(s) by Northgate\* for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.

### First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)





## Northgate - Teesside

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