



2 Hurworth Road, Billingham - TS23 3LU
Billingham



Guide Price £190,000



2 Hurworth Road, Billingham

Offers Invited Between £190,000 and £200,000

Situated in a sought-after location, this impressive four-bedroom detached property offers an ideal family home with the added bonus of no onward chain. The property boasts a large driveway providing ample off-road parking and a south-facing rear garden, perfect for enjoying the sunshine all year round. The UPVC double glazing and gas central heating ensure warmth and energy efficiency throughout the home, making it comfortable and cost-effective to run.

As you step inside, you are greeted by a welcoming entrance hall leading to a spacious lounge that is perfect for relaxing or entertaining guests. The well-equipped kitchen offers modern amenities and ample storage space, making meal preparation a breeze. The ground floor bedroom with en-suite wet room provides convenient accommodation. Upstairs, you will find three generously sized bedrooms and a family bathroom, ensuring everyone in the family has their own private space.

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.

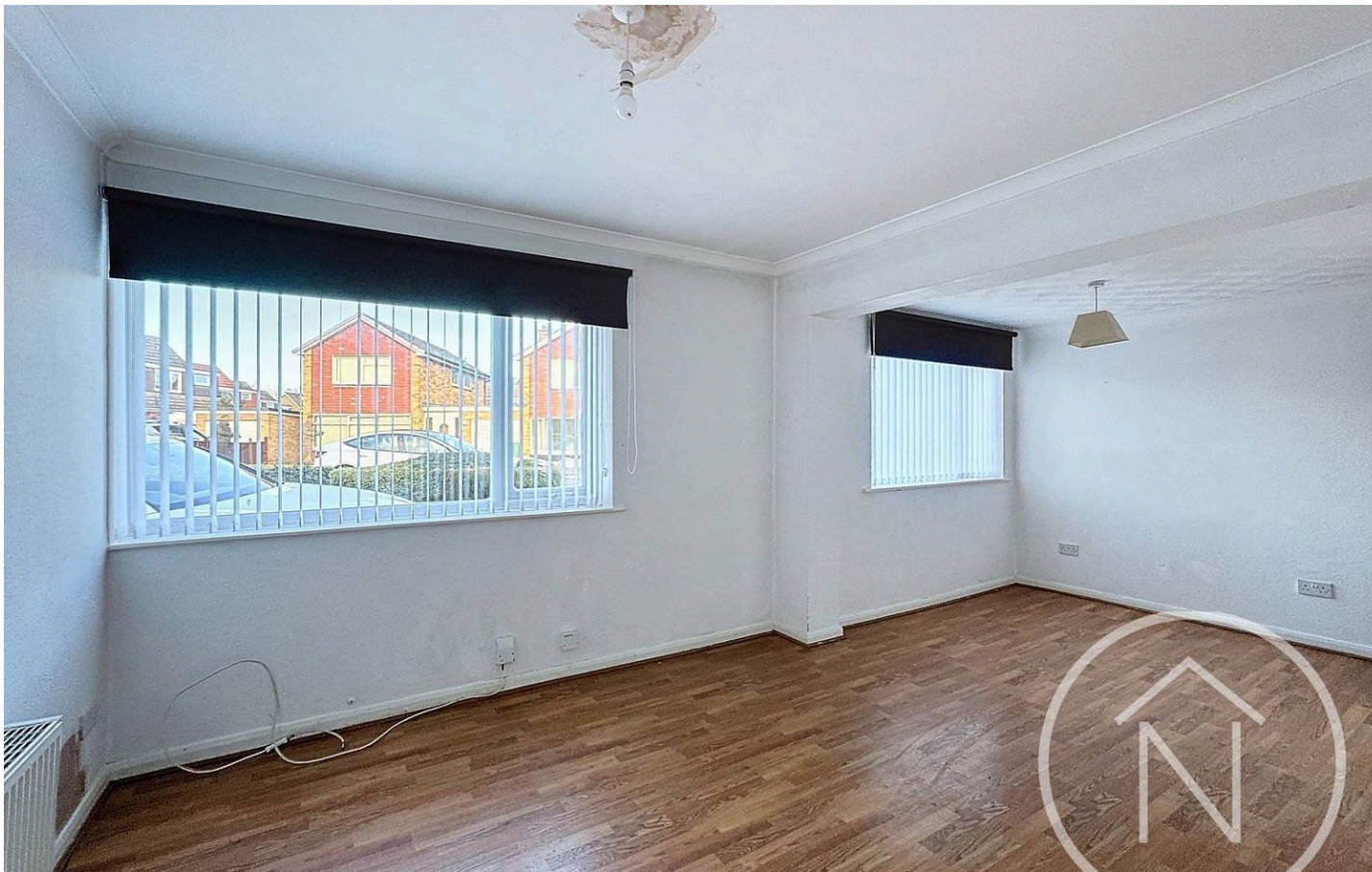
It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

Lounge

Kitchen

11' 6" x 10' 11" (3.50m x 3.33m)

Bedroom One

11' 6" x 19' 7" (3.51m x 5.98m)

Wet Room

6' 8" x 7' 9" (2.03m x 2.35m)

Bathroom

6' 10" x 5' 6" (2.09m x 1.68m)

Bedroom Two

7' 7" x 22' 1" (2.30m x 6.74m)

Bedroom Three

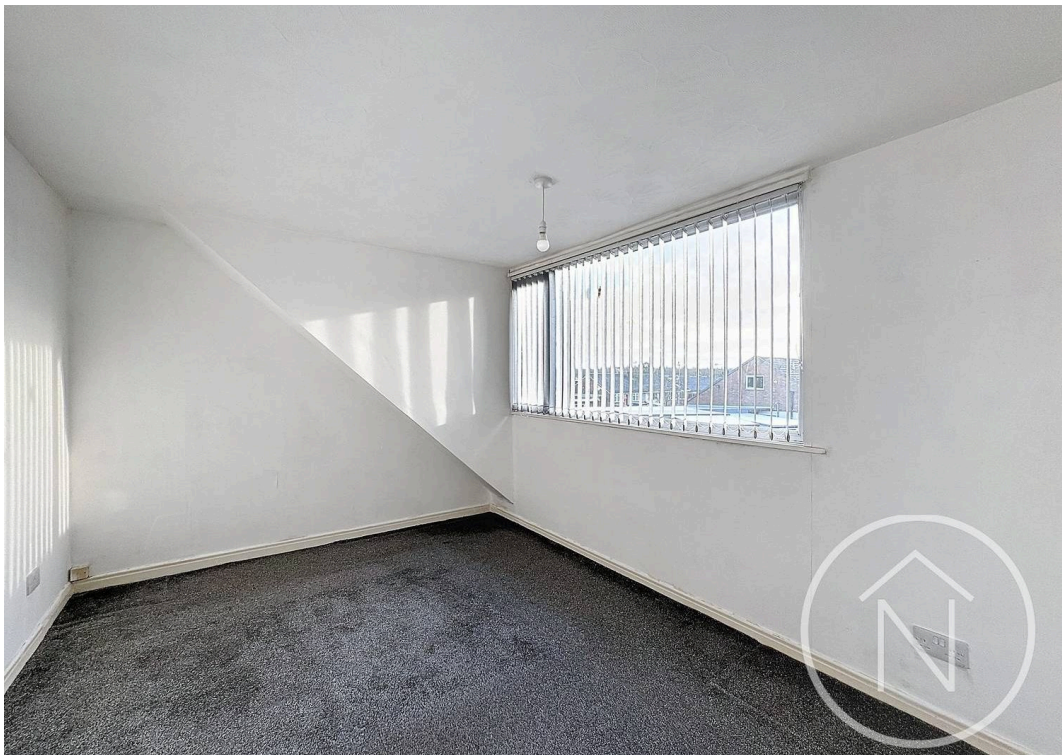
10' 4" x 10' 10" (3.14m x 3.30m)

Bedroom Four

10' 4" x 11' 2" (3.14m x 3.40m)



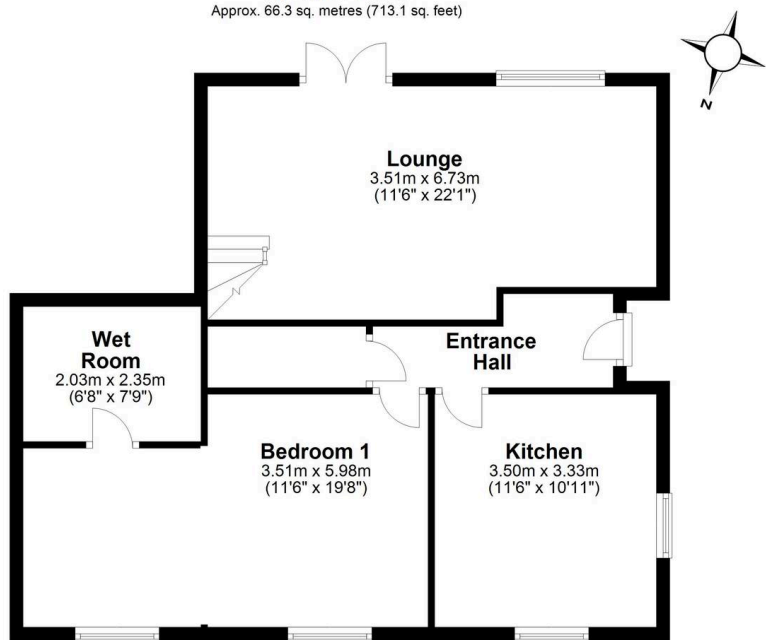






Ground Floor

Approx. 66.3 sq. metres (713.1 sq. feet)

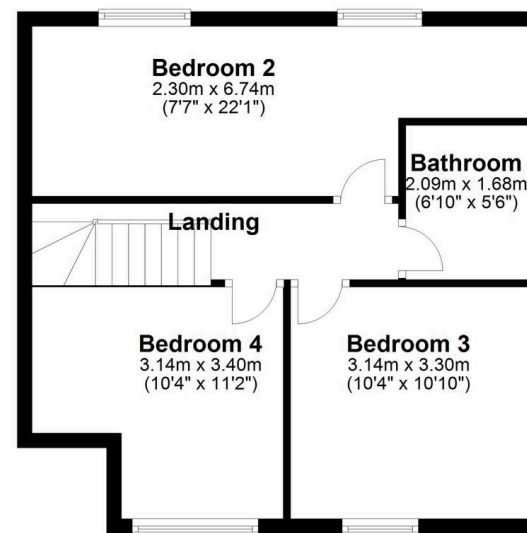


Total area: approx. 110.0 sq. metres (1184.1 sq. feet)

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

First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)





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