



Sidlaw Road, Billingham - TS23 2ES



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





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Billingham

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This immaculate three-bedroom semi-detached property is a true gem. The accommodation is arranged over two floors and comprises an inviting entrance hall leading to a tastefully decorated lounge with a bay window, providing ample natural light. The modern kitchen/diner is perfect for hosting gatherings or enjoying family meals, while the ground floor bathroom offers convenience and functionality. Upstairs, there are three well-appointed bedrooms, each offering a peaceful retreat after a long day. Furthermore, the garage has been thoughtfully converted into a versatile space that could serve as a gym for fitness enthusiasts or a home office for remote workers, adding extra value to this already impressive property.

Outside, the property boasts a large driveway providing off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. The west-facing rear garden is a tranquil oasis, ideal for relaxing or entertaining, with plenty of space for outdoor furniture, a barbeque area, or a play area for children. The low-maintenance garden is the perfect place to enjoy the sunset and unwind after a busy day. Additional features include UPVC double glazing and gas central heating throughout, providing comfort and energy efficiency year-round. This property offers a wonderful opportunity for buyers seeking a stylish and well-maintained home in a desirable location, ready to move in and make their own.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





**Entrance Hall**

**Lounge**

13' 0" x 17' 0" (3.97m x 5.19m)

**Kitchen/Diner**

17' 3" x 12' 0" (5.27m x 3.66m)

**Bathroom**

10' 1" x 4' 8" (3.07m x 1.43m)

**Landing**

11' 5" x 5' 8" (3.47m x 1.73m)

**Bedroom One**

12' 0" x 10' 6" (3.66m x 3.20m)

**Bedroom Two**

8' 11" x 11' 0" (2.73m x 3.36m)

**Bedroom Three**

8' 11" x 6' 2" (2.71m x 1.89m)



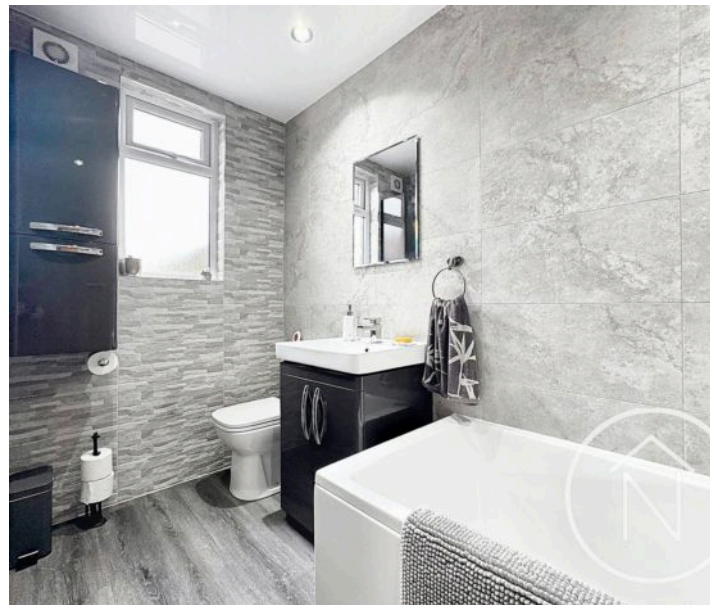




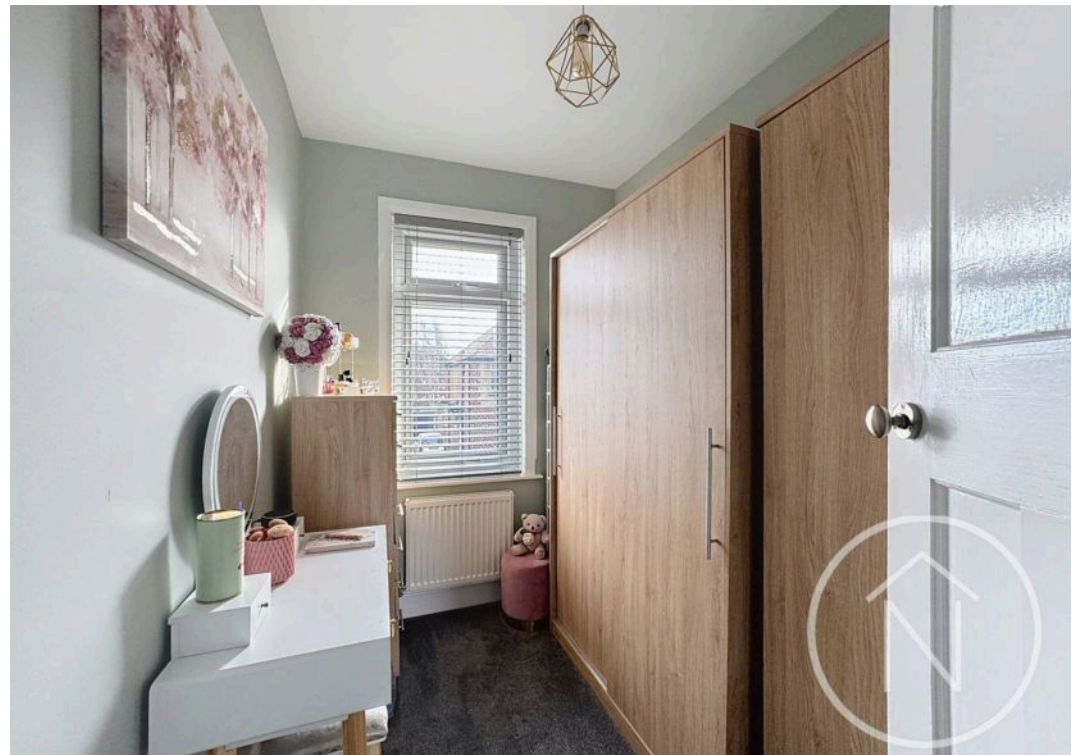
GARDEN

DRIVEWAY

3 Parking Spaces





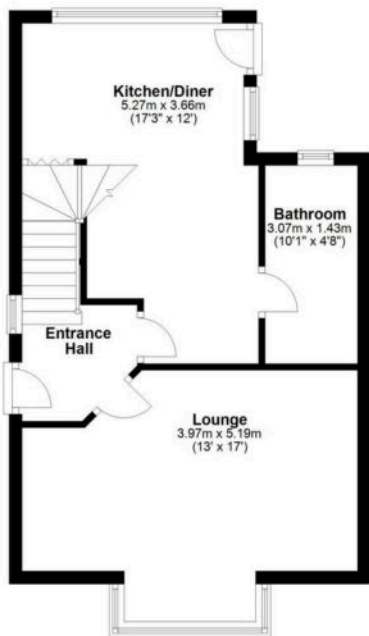






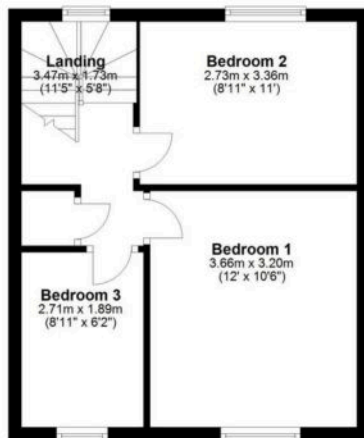
### Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 74.2 sq. metres (798.2 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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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.