



22 Edgehill Way, Billingham - TS23 3LE



In Excess of £90,000



## 22 Edgehill Way

Billingham, Billingham

Introducing this three-bedroom mid-terrace property, offering a modern interior and ample living space, ideal for both first-time buyers and investors alike. Upon entering, you are greeted by a spacious lounge area leading to a modern kitchen diner, perfect for entertaining guests or enjoying family meals. The accommodation further comprises a landing, bathroom, and three well-proportioned bedrooms, all thoughtfully designed to maximise comfort and practicality. The property boasts an extended kitchen providing additional space and functionality, enhancing the overall appeal of the home. Additional features include UPVC double glazing and gas central heating, ensuring a warm and energy-efficient living environment year-round. With its versatile layout and contemporary finish, this property presents a fantastic opportunity to step onto the property ladder or expand your investment portfolio.

*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



**Lounge**

17' 1" x 19' 0" (5.20m x 5.79m)

**Kitchen/Diner**

19' 0" x 19' 0" (5.78m x 5.79m)

**Landing**

8' 9" x 6' 2" (2.66m x 1.87m)

**Bathroom**

5' 5" x 8' 11" (1.66m x 2.72m)

**Bedroom One**

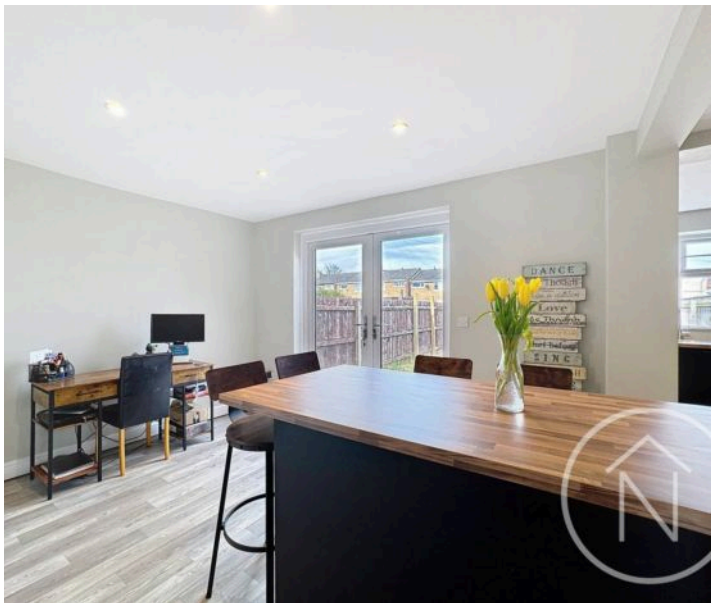
12' 4" x 12' 6" (3.76m x 3.82m)

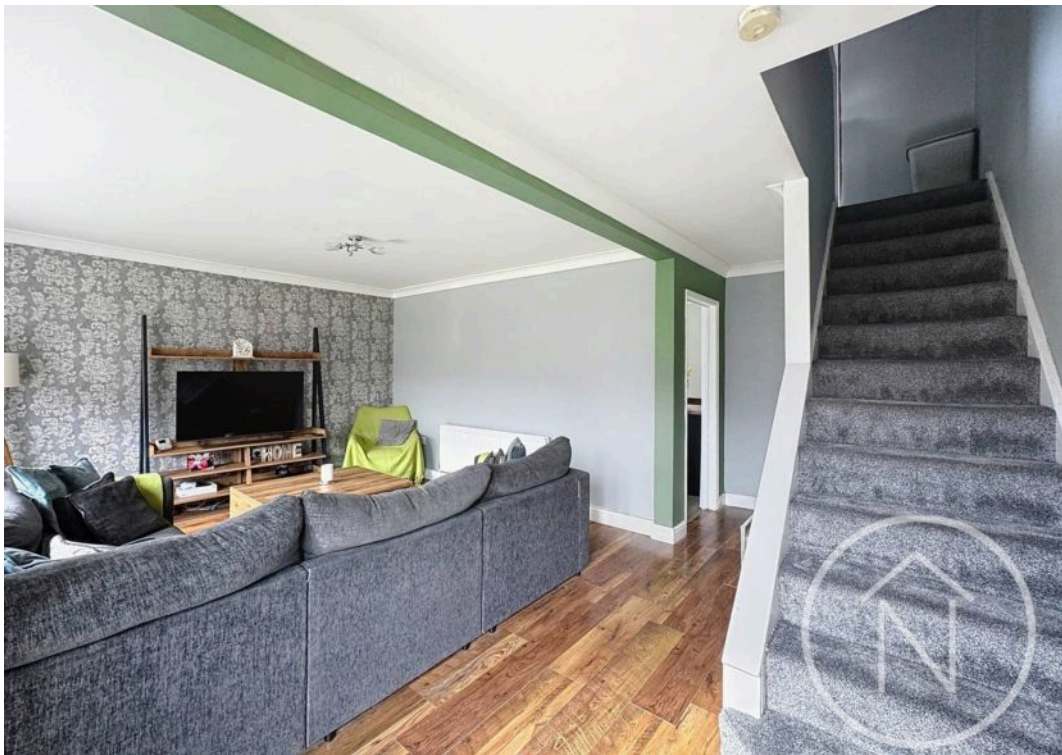
**Bedroom Two**

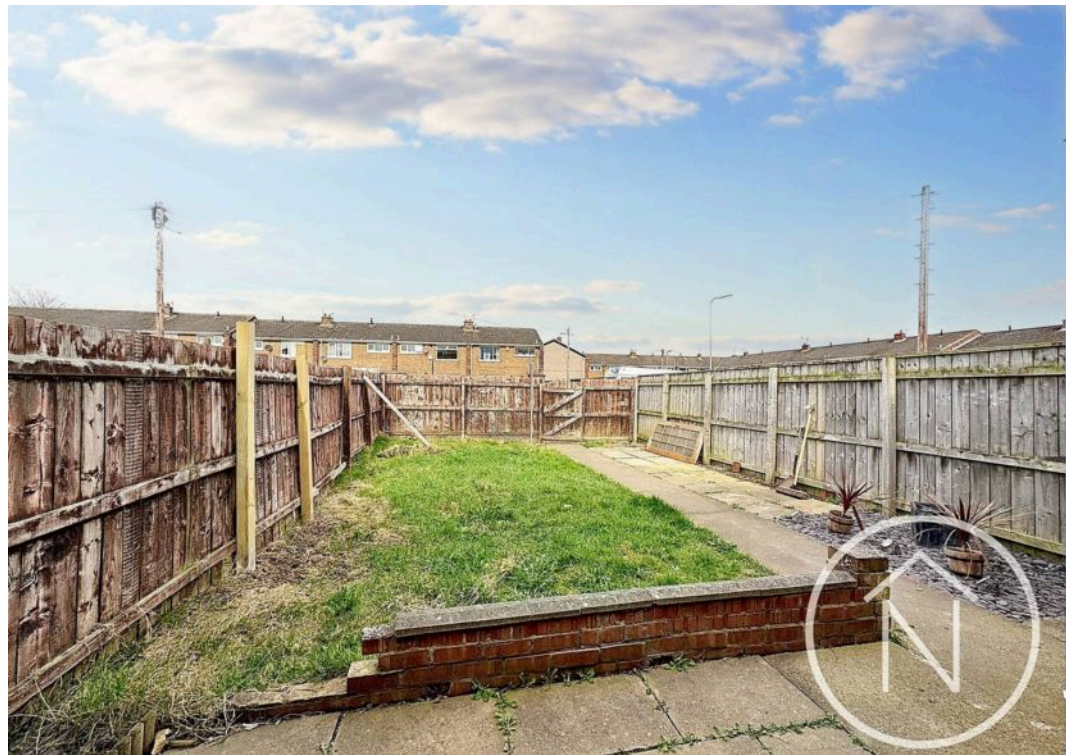
10' 9" x 12' 6" (3.28m x 3.82m)

**Bedroom Three**

8' 11" x 7' 9" (2.72m x 2.37m)

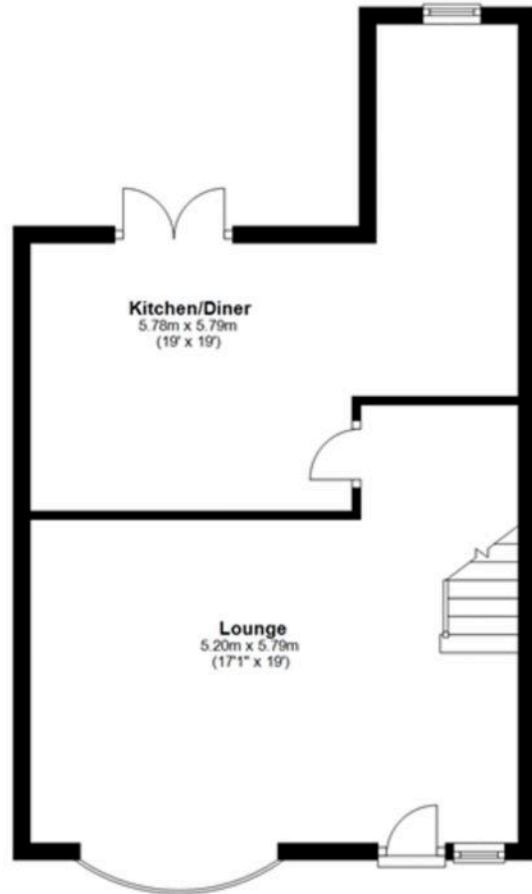






### Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)

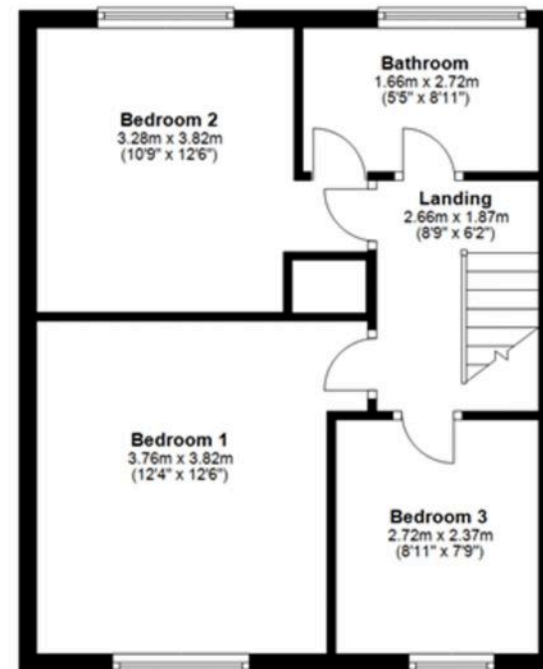


Total area: approx. 87.7 sq. metres (944.3 sq. feet)

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

### First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)





## Northgate - Teesside

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