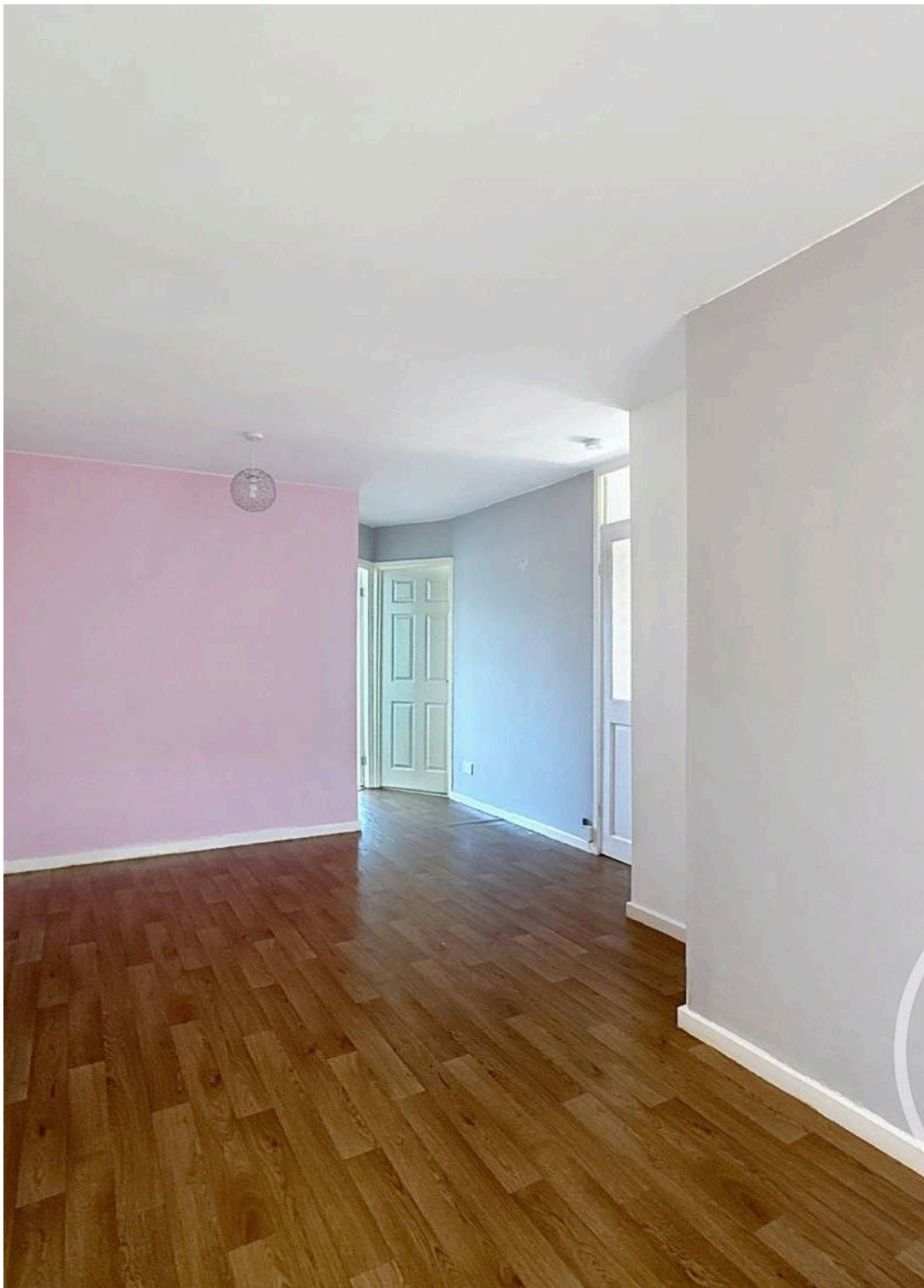




Benton Close, Billingham, TS23 3XL



Offers Invited Between £150,000 & £160,000



## Benton Close

### Billingham

Offers Invited Between £150,000 And £160,000

Nestled in the sought-after High Grange area of Billingham, this charming two-bedroom detached bungalow presents a rare opportunity for those seeking a peaceful yet convenient living environment.

With the added benefit of no onward chain, this property offers a welcoming entrance hall leading to a lounge, a bright garden room, a well-appointed kitchen, a bathroom, and two comfortable bedrooms.

The property is further enhanced by a driveway providing off-street parking and gardens to the front and rear, perfect for enjoying the outdoors.

Boasting gas central heating and UPVC double glazing throughout, this residence ensures a cosy and energy-efficient ambience year-round.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Entrance Hall**

**Lounge**

20' 7" x 11' 11" (6.27m x 3.63m)

**Garden Room**

7' 3" x 13' 1" (2.21m x 3.99m)

**Kitchen**

8' 11" x 8' 5" (2.71m x 2.56m)

**Bathroom**

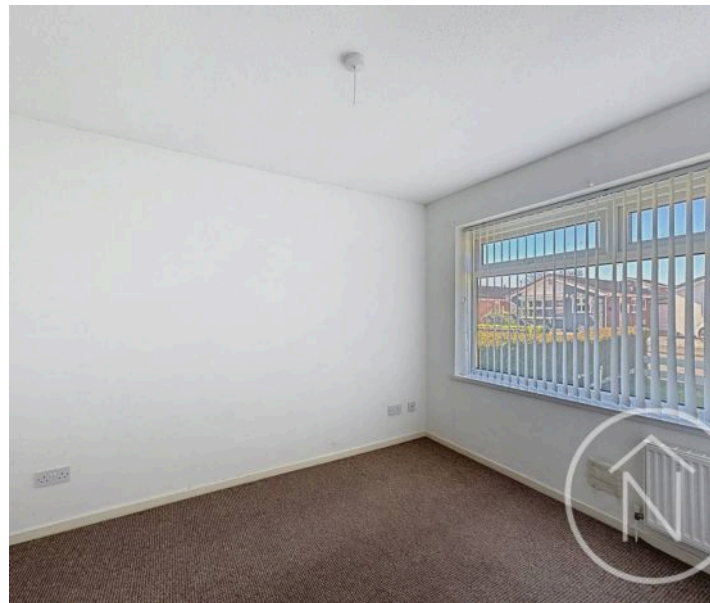
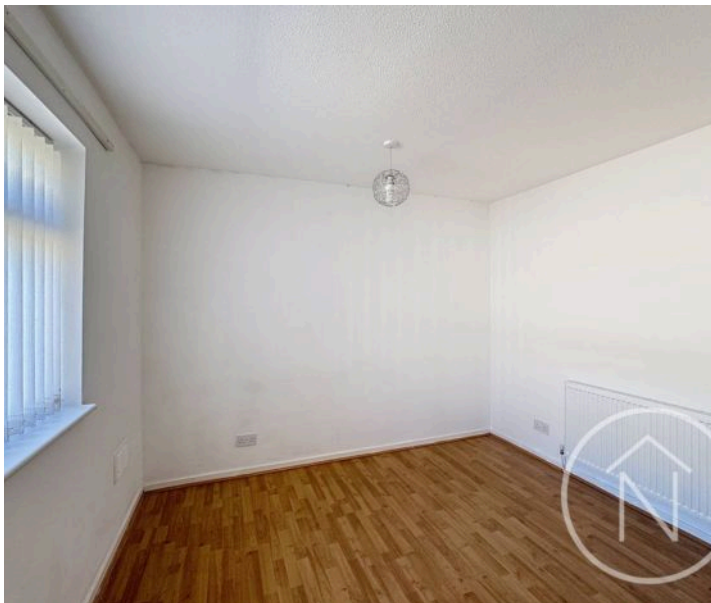
5' 7" x 6' 9" (1.70m x 2.06m)

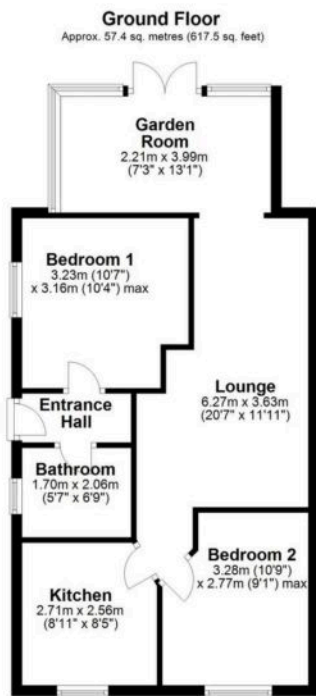
**Bedroom One**

10' 7" x 10' 4" (3.23m x 3.16m)

**Bedroom Two**

10' 9" x 9' 1" (3.28m x 2.77m)





Total area: approx. 57.4 sq. metres (617.5 sq. feet)  
 floor plan(s) by Northgate<sup>®</sup> 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.