



Benton Close, Billingham - TS23 3XL



In Excess of £180,000





## Benton Close

### Billingham

Nestled within the sought-after High Grange area of Billingham, this immaculate 3-bedroom detached bungalow presents a prime opportunity for a discerning buyer seeking a blend of comfort and style. Boasting a well-designed layout, the property features a spacious lounge ideal for relaxation, a modern kitchen/diner perfect for culinary creations, a pristine bathroom for unwinding, and three generously sized bedrooms offering peaceful retreats. The property's enviable South West facing rear garden bathes the living spaces in natural light, creating a seamless indoor-outdoor flow that is perfect for entertaining or soaking up the sunshine. Additionally, the inclusion of solar panels ensures energy efficiency, while the convenience of a driveway and garage provides ample parking options for residents and guests alike. Evidencing its commitment to sustainability, the property boasts an outstanding EPC rating of A, highlighting its environmentally conscious design and construction.

*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: A

EPC Environmental Impact Rating:





### Lounge

14' 11" x 9' 9" (4.54m x 2.97m)

### Kitchen/Diner

18' 6" x 9' 10" (5.63m x 3.00m)

### Bathroom

6' 2" x 6' 9" (1.87m x 2.06m)

### Bedroom One

14' 8" x 9' 9" (4.47m x 2.97m)

### Bedroom Two

11' 5" x 6' 9" (3.47m x 2.06m)

### Bedroom Three

6' 4" x 9' 9" (1.94m x 2.97m)







**GARDEN**

**GARAGE**

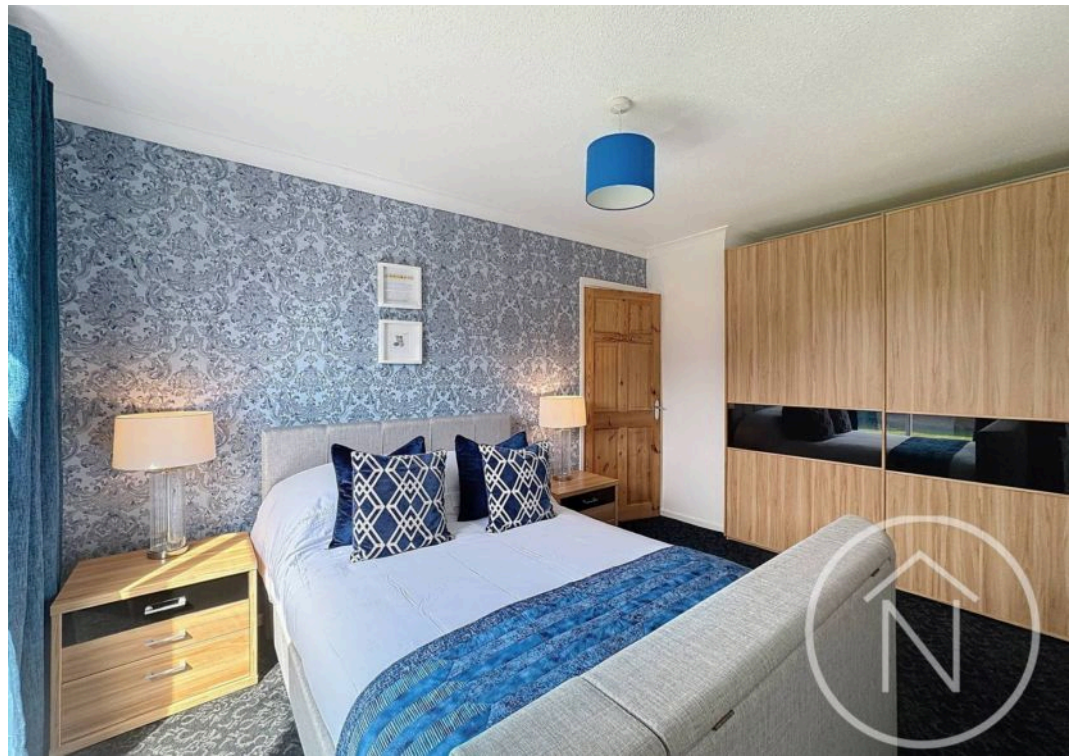
Single Garage

**DRIVEWAY**

2 Parking Spaces







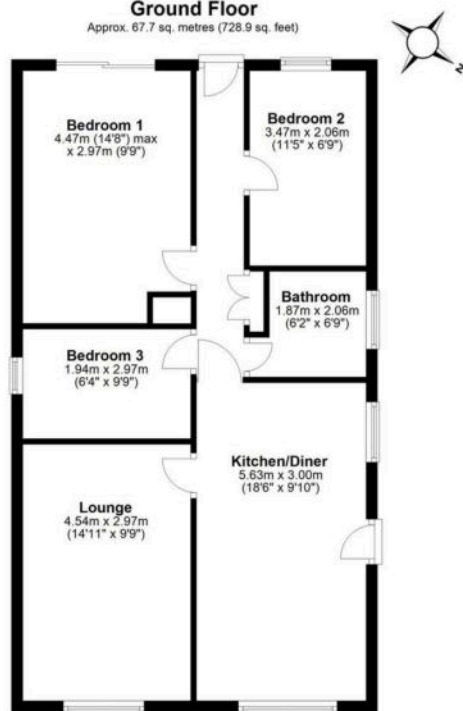






### Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



Total area: approx. 67.7 sq. metres (728.9 sq. feet)





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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