



Hollinside Road, Billingham - TS23 3JH



In Excess of £110,000



## 25 Hollinside Road

Billingham, Billingham

This three-bedroom semi-detached property presents a prime opportunity for those seeking a comfortable and convenient family home. Offered with the rare advantage of no onward chain, this home is ideally situated close to local primary and secondary schools, making it a perfect choice for families. Featuring a driveway and garage, residents will enjoy ample off-road parking, while a charming garden to the rear provides an outdoor sanctuary. The property boasts modern amenities throughout, with UPVC double glazing and gas central heating ensuring warmth and energy efficiency.

The accommodation is thoughtfully arranged over two well-proportioned levels, comprising a welcoming porch, a spacious lounge, and a dining room that seamlessly flows into the kitchen for ease of entertaining. The first floor encompasses a landing, a sleek bathroom, and three generously sized bedrooms, each providing a peaceful retreat at the end of a busy day.

*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



#### Porch

2' 11" x 7' 6" (0.88m x 2.29m)

#### Lounge

11' 3" x 21' 0" (3.44m x 6.41m)

#### Dining Room

8' 10" x 8' 8" (2.68m x 2.63m)

#### Kitchen

8' 10" x 12' 1" (2.68m x 3.68m)

#### Landing

7' 3" x 6' 6" (2.21m x 1.99m)

#### Bathroom

5' 5" x 7' 11" (1.64m x 2.42m)

#### Bedroom One

11' 8" x 14' 2" (3.56m x 4.32m)

#### Bedroom Two

8' 11" x 13' 10" (2.71m x 4.22m)

#### Bedroom Three

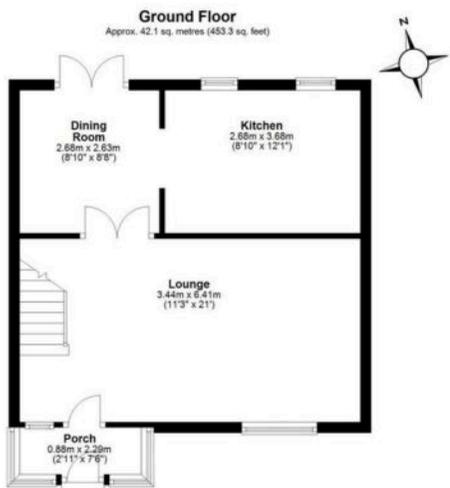
7' 7" x 9' 3" (2.30m x 2.81m)











Total area: approx. 101.4 sq. metres (1091.1 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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