



Devon Crescent, Billingham - TS23 4BS



Offers Invited Between £100,000 And £110,000





## Devon Crescent

### Billingham

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Extended three-bedroom semi-detached property, offered to the market with no onward chain. In need of some refurbishment, this home presents a fantastic opportunity for those looking to put their own stamp on a property. The accommodation is well laid out and comprises an entrance hall leading to a spacious lounge with a bay window, a dining room perfect for family gatherings, a kitchen and conservatory. Additional features include a utility room, ground floor WC, a landing area leading to a modern bathroom, and three generously sized bedrooms. The property benefits from a garden to the rear, providing ample outdoor space for entertaining or simply enjoying a breath of fresh air. Further enhancing the property are UPVC double glazing and gas central heating, ensuring comfort and energy efficiency all year round. The property also includes a garage and a driveway, offering convenient off-road parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### Entrance Hall

16' 5" x 5' 10" (5.00m x 1.79m)

#### Lounge

19' 4" x 11' 11" (5.90m x 3.62m)

#### Dining Room

6' 9" x 18' 2" (2.06m x 5.54m)

#### Kitchen

8' 9" x 10' 2" (2.67m x 3.10m)

#### Conservatory

7' 9" x 7' 9" (2.37m x 2.37m)

#### Utility

8' 3" x 6' 9" (2.51m x 2.07m)

#### Ground Floor Wc

7' 6" x 3' 11" (2.29m x 1.20m)

#### Landing

5' 11" x 8' 0" (1.80m x 2.44m)

#### Bathroom

7' 3" x 5' 10" (2.20m x 1.77m)

#### Bedroom One

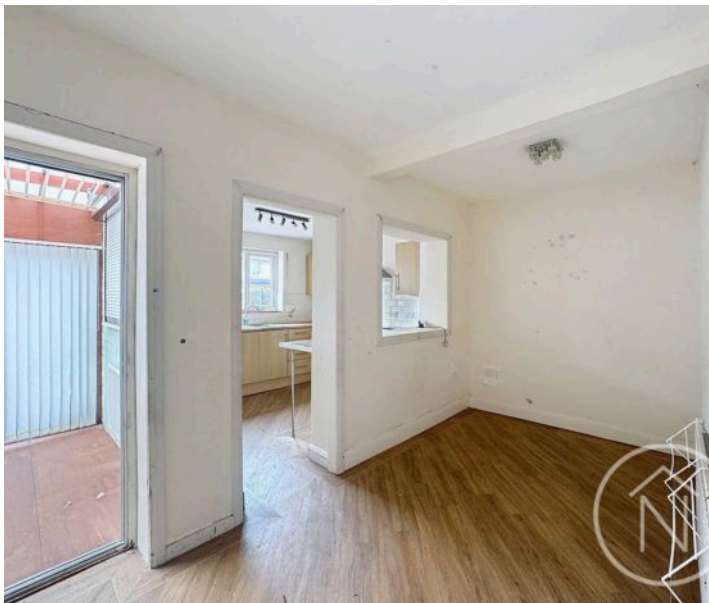
13' 0" x 9' 10" (3.97m x 3.00m)

#### Bedroom Two

10' 4" x 12' 0" (3.16m x 3.67m)

#### Bedroom Three

9' 9" x 8' 1" (2.96m x 2.46m)







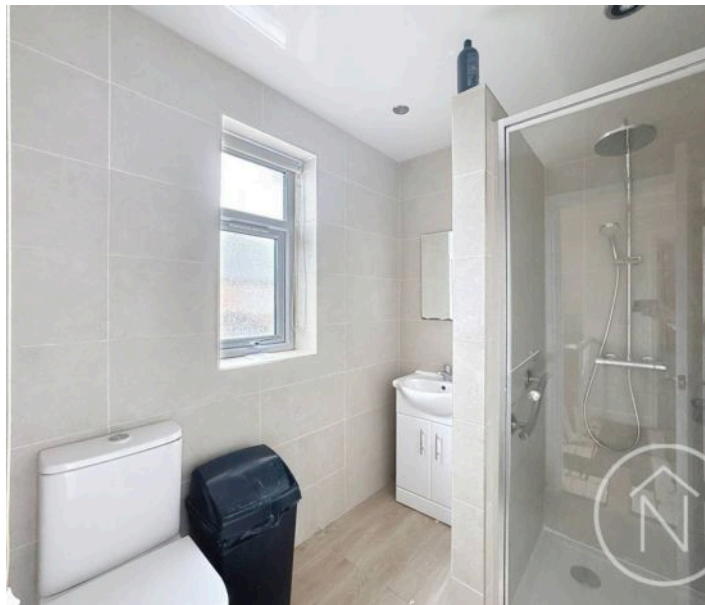
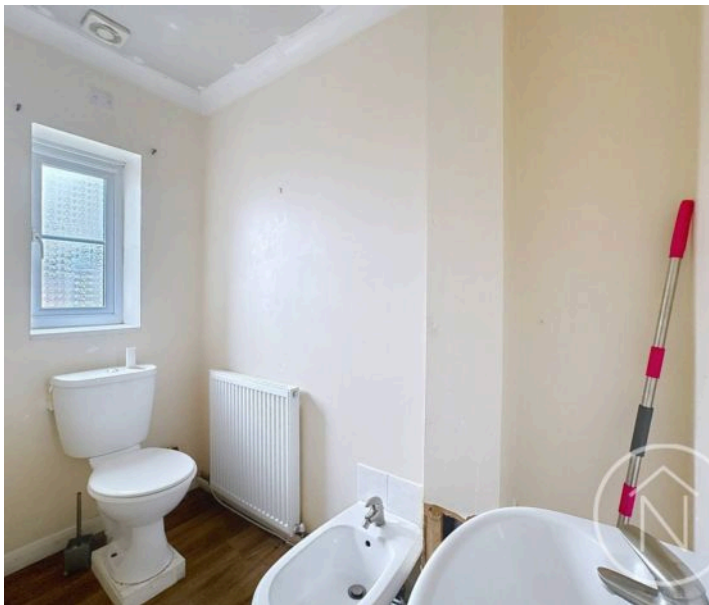
**GARDEN**

**GARAGE**

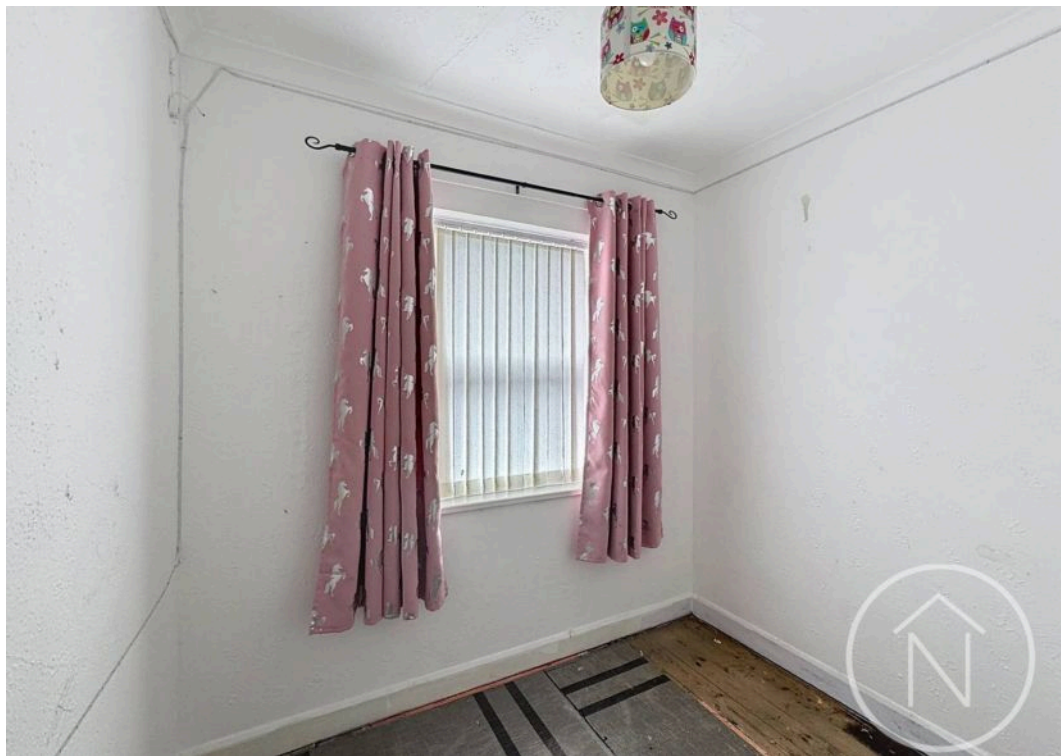
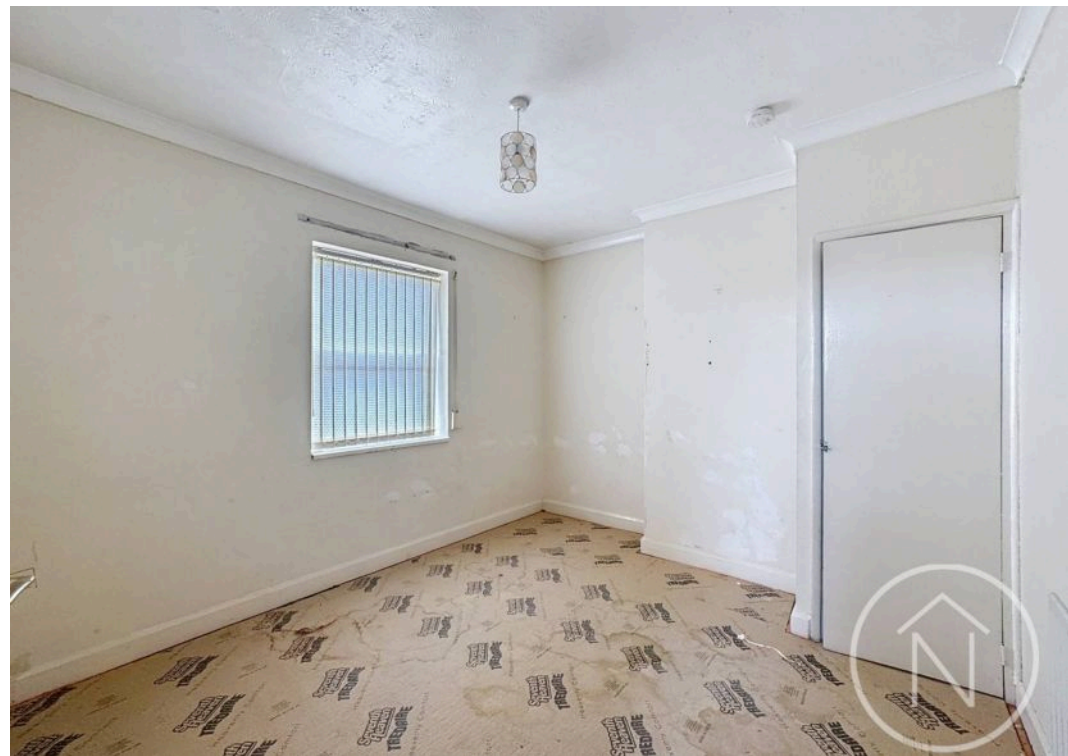
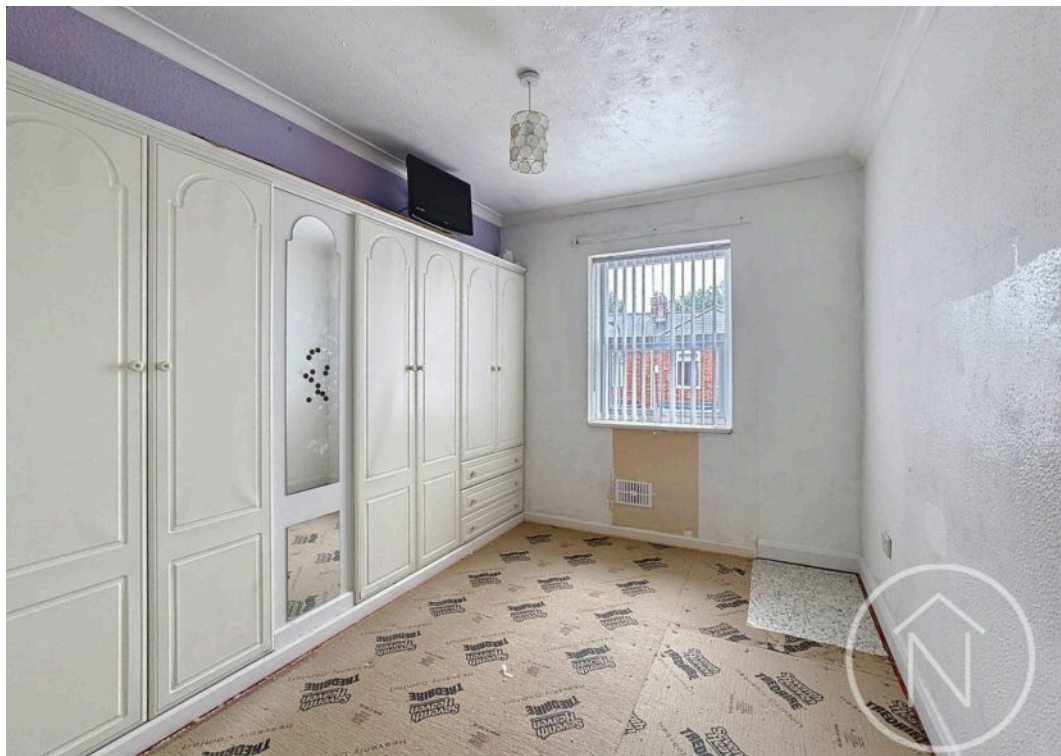
Single Garage

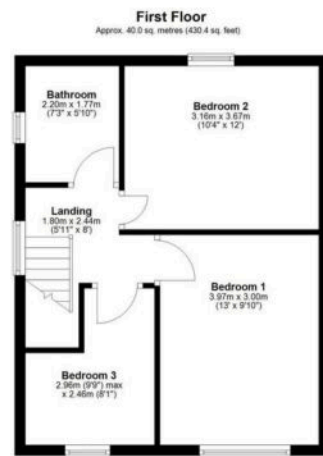
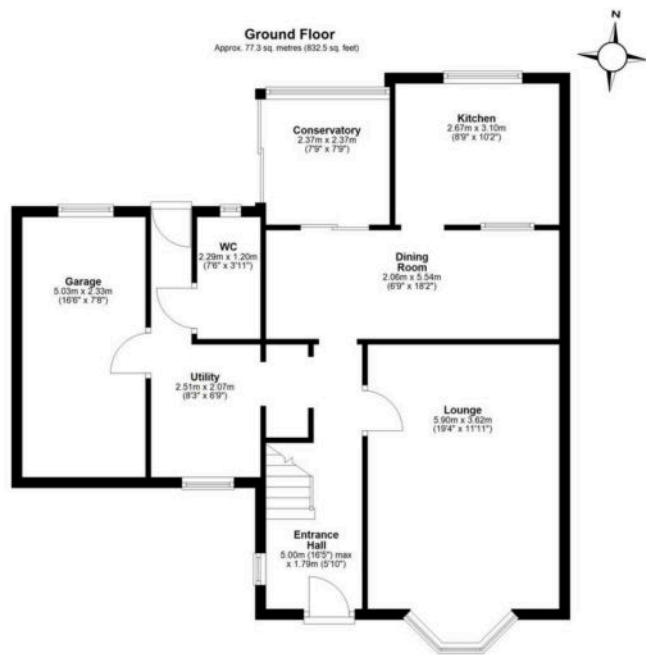
**DRIVEWAY**

2 Parking Spaces









Total area: approx. 117.3 sq. metres (1262.9 sq. feet)





## 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.