



Sedgemoor Way, Billingham - TS23 3PQ



Guide Price £90,000



2 Sedgemoor Way, Billingham

Offers Invited Between £90,000 and £100,000

Presenting this three-bedroom end-terrace property, Offered with no onward chain. Boasting a well-designed layout, the accommodation comprises a welcoming porch leading into a spacious lounge, a kitchen, a convenient ground floor WC, a landing area, a family bathroom, and three generously sized bedrooms.

Enhancing the comfort and cosiness of this home are the UPVC double glazing and gas central heating, providing efficient insulation and warmth throughout. The property's garden to the rear offers a tranquil outdoor space to relax and unwind.

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: E

EPC Environmental Impact Rating: E



Lounge

11' 11" x 18' 11" (3.63m x 5.76m)

Kitchen

11' 6" x 8' 8" (3.50m x 2.64m)

Ground Floor Wc

4' 10" x 4' 4" (1.47m x 1.33m)

Rear Porch

10' 6" x 7' 4" (3.21m x 2.23m)

Bathroom

5' 3" x 9' 11" (1.59m x 3.03m)

Bedroom One

11' 11" x 10' 0" (3.63m x 3.04m)

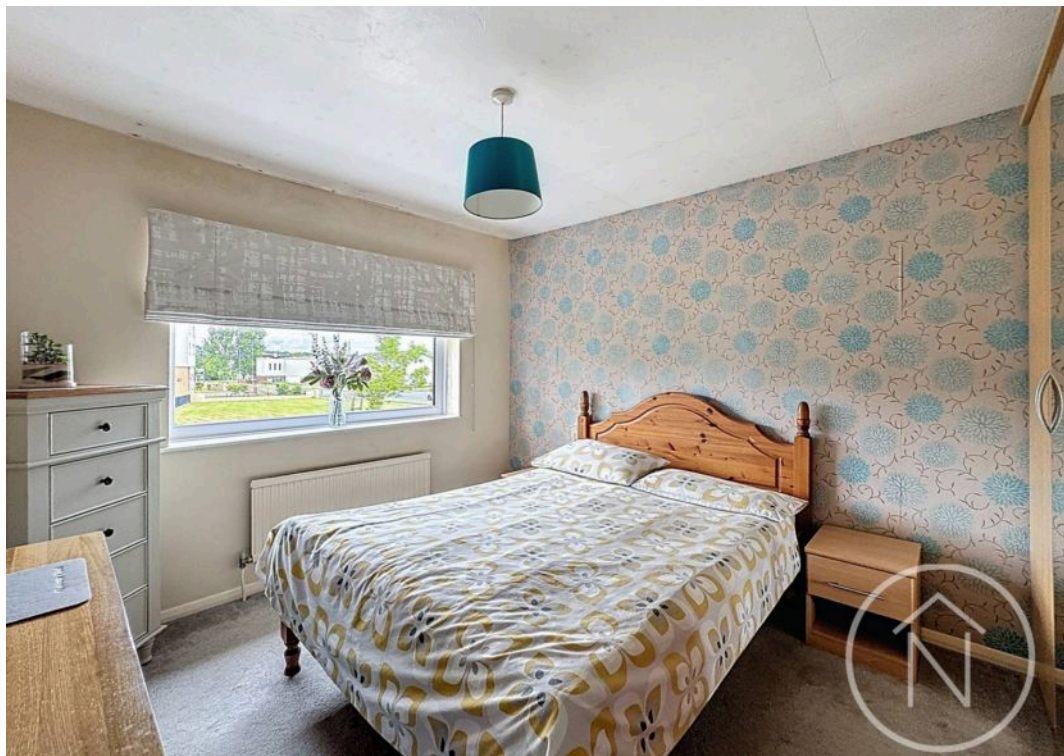
Bedroom Two

11' 11" x 8' 9" (3.64m x 2.67m)

Bedroom Three

8' 6" x 8' 8" (2.59m x 2.64m)

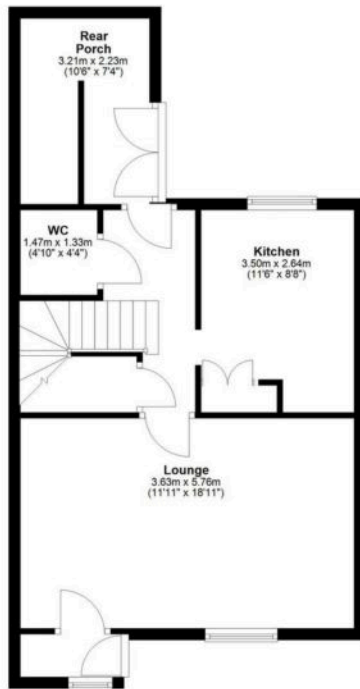






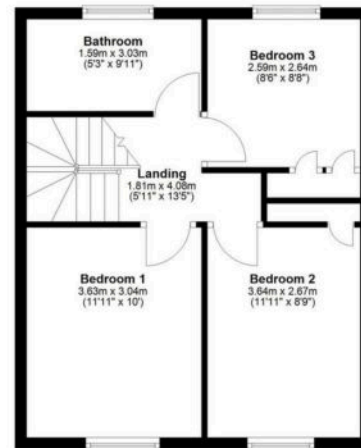
Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.1 sq. feet)



Northgate - Teesside

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