



Bedford Terrace, Billingham - TS23 4AE



In Excess of £110,000





### 3 Bedford Terrace

Billingham, Billingham

This charming three-bedroom mid-terrace property presents an ideal opportunity for both first-time buyers and families seeking a delightful home. The accommodation is thoughtfully laid out and encompasses an entrance hall, a spacious lounge boasting a bay window that floods the room with natural light, a separate dining room ideal for entertaining guests, a well-equipped kitchen providing ample space for culinary creations, a landing leading to three tastefully decorated bedrooms, and a family bathroom. The property benefits from garden areas to both the front and rear, offering an opportunity for residents to enjoy al fresco dining, children's playtime, or simply soaking up the sunshine. UPVC double glazing and gas central heating ensure comfort and energy efficiency all year round.

The property also benefits from the advantages of UPVC double glazing and gas central heating, ensuring a cosy and warm ambience during the colder months. With its convenient location and array of features, this property offers a wonderful opportunity to create a place to call home.

*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: D

EPC Environmental Impact Rating: D





**Entrance Hall**

**Lounge**

12' 5" x 13' 2" (3.78m x 4.02m)

**Dining Room**

10' 3" x 16' 8" (3.12m x 5.08m)

**Kitchen**

16' 10" x 7' 7" (5.13m x 2.32m)

**Landing**

8' 6" x 6' 0" (2.59m x 1.83m)

**Bathroom**

5' 9" x 6' 0" (1.74m x 1.82m)

**Bedroom One**

14' 0" x 12' 3" (4.26m x 3.73m)

**Bedroom Two**

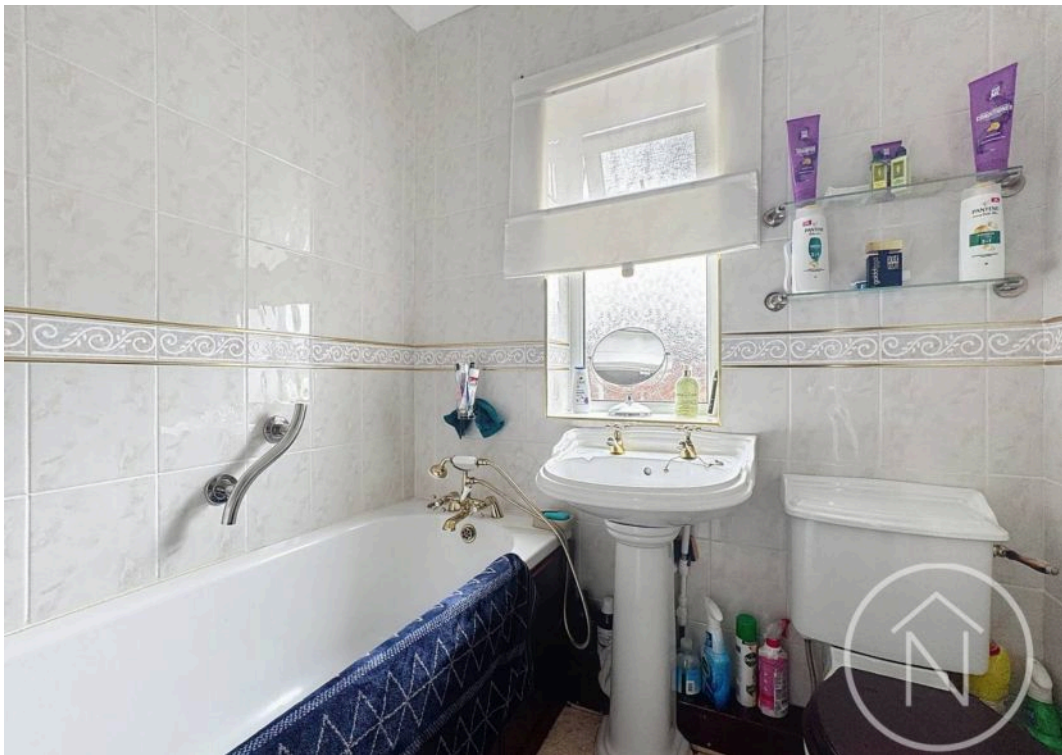
9' 4" x 12' 3" (2.85m x 3.73m)

**Bedroom Three**

7' 10" x 6' 11" (2.40m x 2.12m)













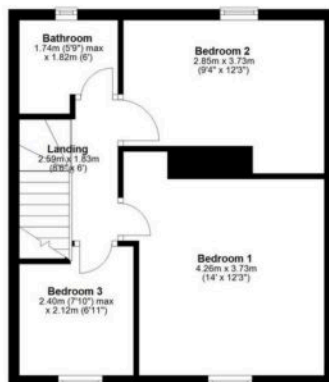
### Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



### First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 82.7 sq. metres (890.1 sq. feet)





## Northgate - Teesside

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