



8 Haydon Green, Billingham - TS23 3WH
Billingham



Guide Price £270,000 - £280,000



8 Haydon Green

Billingham, Billingham

Offers Invited Between £270,000 and £280,000

This impressive four-bedroom detached house offers an exceptional blend of modern comfort and style, set within a peaceful residential cul-de-sac. The property boasts off-road parking, complemented by both a well-maintained front garden and a private rear garden, providing inviting spaces for relaxation and outdoor entertaining. Inside, a spacious living room features plush carpeting, a modern fireplace, and large windows that fill the space with natural light, creating a warm and welcoming atmosphere for family gatherings and entertaining guests.

The kitchen is designed with elegant wooden cabinetry, sleek integrated appliances, and a stylish dining area, making it ideal for both every-day living and special occasions. A dedicated utility room ensures convenience for household tasks. The property also features a family bathroom, en-suite and ground floor wc. Generously sized bedrooms feature built-in wardrobes and striking feature walls, while the neutral decor throughout allows for effortless personalisation. With its thoughtful layout and a host of high-quality features, this home is perfectly suited for families seeking space, comfort, and modern living.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

13' 5" x 15' 8" (4.09m x 4.78m)

Kitchen/Diner

20' 4" x 9' 2" (6.19m x 2.80m)

Utility Room

4' 11" x 4' 11" (1.51m x 1.49m)

Wc

4' 11" x 4' 0" (1.51m x 1.21m)

Family Bathroom

6' 9" x 6' 1" (2.07m x 1.86m)

Bedroom 1

13' 6" x 11' 4" (4.11m x 3.45m)

En-suite

5' 9" x 5' 3" (1.76m x 1.61m)

Bedroom 2

8' 8" x 14' 0" (2.64m x 4.27m)

Bedroom 3

10' 1" x 11' 5" (3.08m x 3.49m)

Bedroom 4

8' 8" x 8' 9" (2.65m x 2.67m)

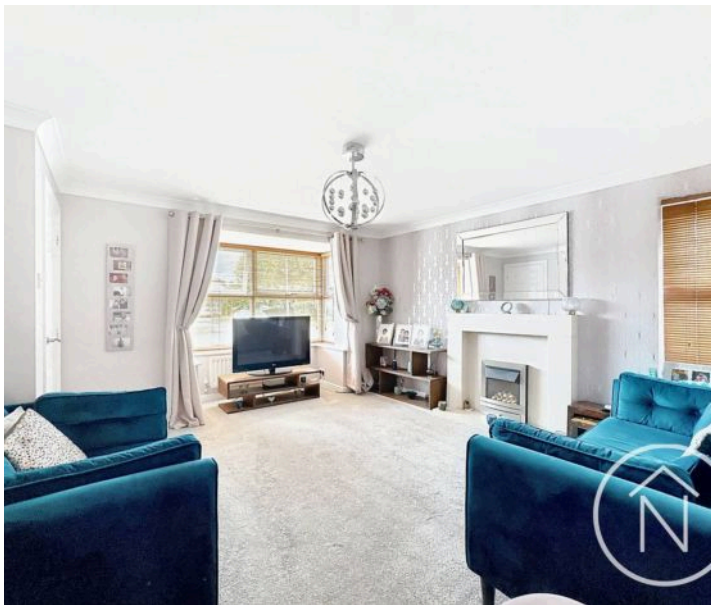


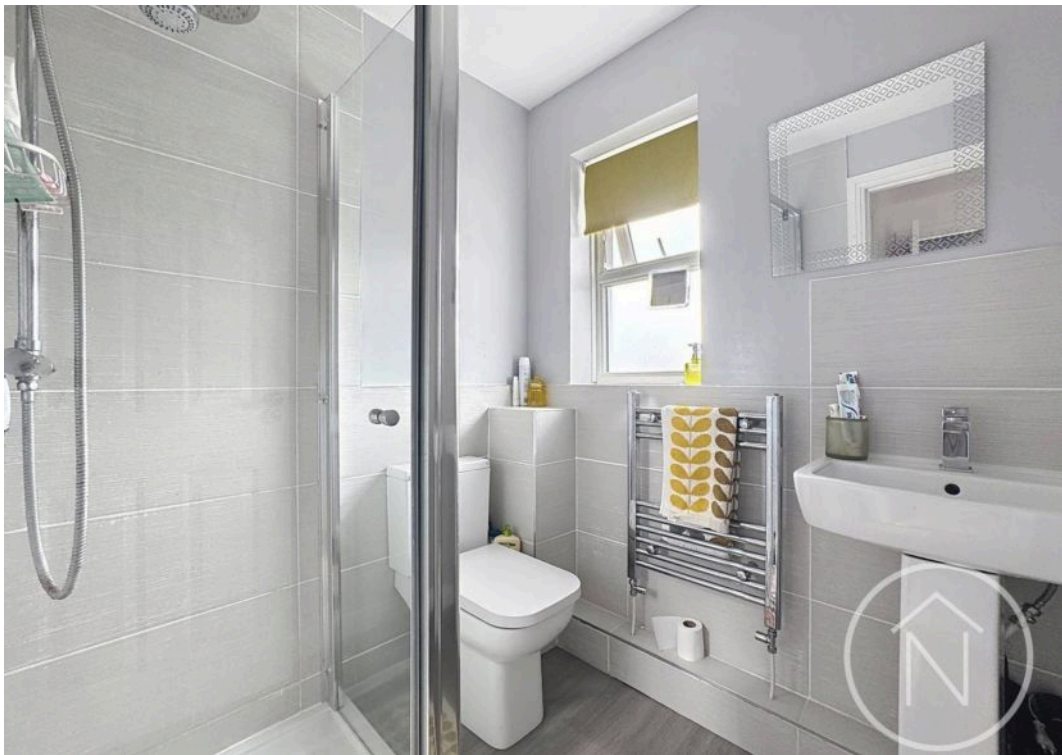


GARDEN

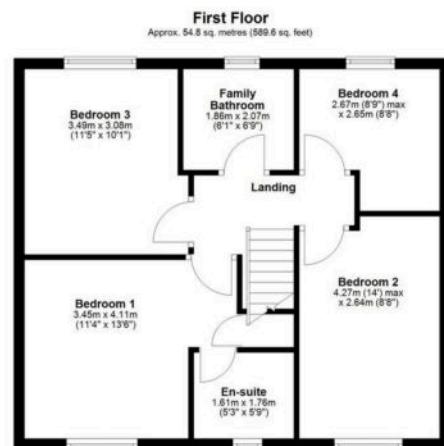
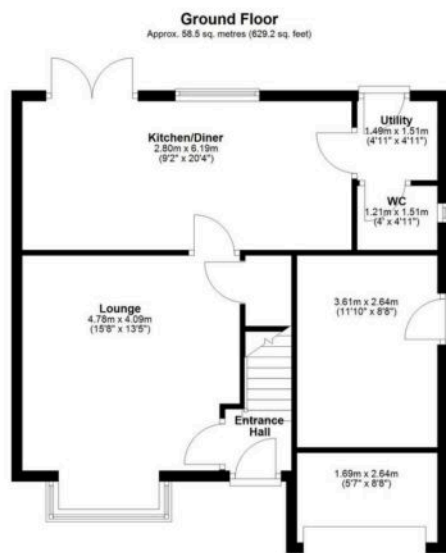
DRIVEWAY

2 Parking Spaces









Total area: approx. 113.2 sq. metres (1218.8 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.