



Braemar Road, Billingham - TS23 2AF



Offers Invited Between £120,000 And £130,000



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This impressive three-bedroom mid-terraced house offers a blend of contemporary style and inviting family living. The home showcases a bright and spacious reception room with elegant wood flooring, a modern fireplace, and large windows that flood the space with natural light. The open plan kitchen has been thoughtfully designed with modern units, and dining spacer, providing a perfect setting for family meals and entertaining. The seamless flow between living and dining areas creates a welcoming atmosphere for relaxation and social gatherings.

Upstairs, the property features three well-proportioned bedrooms, each benefiting from large windows, soft modern carpeting, and calming neutral decor - offering versatile spaces ideal for restful retreats, home offices, or children's rooms. The modern bathroom boasts stylish tiling, a bath with overhead shower, and a sleek pedestal sink. Outside, a beautifully landscaped and spacious south facing rear garden provides a private oasis for outdoor dining, play, or entertaining, complemented by a patio seating area and privacy fencing. The front garden, double-glazed windows, and a welcoming pathway enhance kerb appeal and comfort. This home is perfectly suited for families or first time buyers seeking contemporary living with excellent indoor and outdoor spaces.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

5' 11" x 10' 2" (1.80m x 3.10m)

Lounge

10' 0" x 18' 8" (3.05m x 5.69m)

Kitchen

13' 7" x 18' 8" (4.14m x 5.69m)

Landing

8' 11" x 6' 1" (2.72m x 1.86m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.69m)

Bedroom 1

2' 11" x 12' 8" (0.90m x 3.87m)

Bedroom 2

10' 2" x 12' 3" (3.10m x 3.73m)

Bedroom 3

7' 5" x 8' 10" (2.26m x 2.70m)





GARDEN

OFF STREET





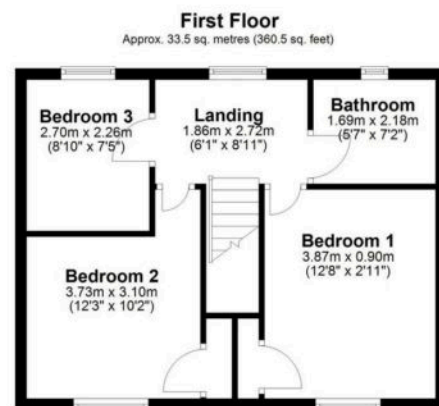
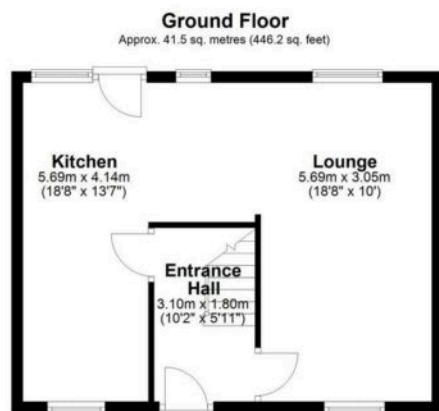




GARDEN

OFF STREET





Total area: approx. 74.9 sq. metres (806.7 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.