



Malvern Road, Billingham - TS23 2PJ



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





## Malvern Road

### Billingham

Introducing this two-bedroom end terrace property situated on a large plot in close proximity to Billingham Town Centre. Boasting a spacious garden, garages, and outbuildings, this residence offers ample space and storage.

Upon entering, you are greeted by an entrance hall leading to a cosy lounge, a well-equipped kitchen, and a convenient ground floor wc. The addition of a conservatory provides a tranquil space to relax and enjoy the surroundings.

The property benefits from modern amenities such as gas central heating and solar panels, ensuring comfort and energy efficiency. Furthermore, off-street parking adds to the convenience of this home.

Upstairs, the accommodation comprises a landing, a bathroom, and two generously sized double bedrooms, providing ample living space for residents.

Offered with no onward chain, this property presents a fantastic opportunity for those seeking a comfortable and conveniently located home in a bustling town setting.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**Hallway**

**Lounge**

14' 8" x 11' 7" (4.46m x 3.53m)

**Kitchen**

15' 2" x 7' 10" (4.62m x 2.39m)

**WC**

**Conservatory**

13' 4" x 7' 8" (4.06m x 2.34m)

**Landing**

**Bathroom**

8' 6" x 7' 0" (2.59m x 2.14m)

**Bedroom 1**

14' 9" x 9' 6" (4.49m x 2.90m)

**Bedroom 2**

9' 1" x 10' 2" (2.76m x 3.11m)



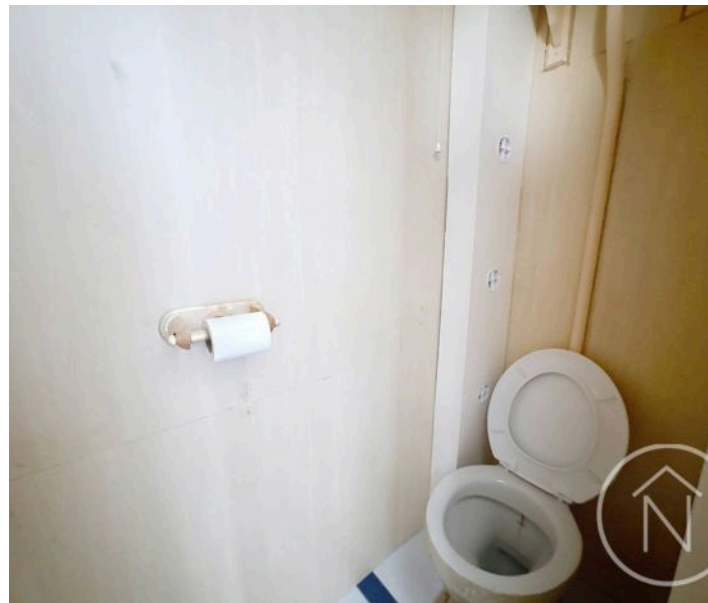




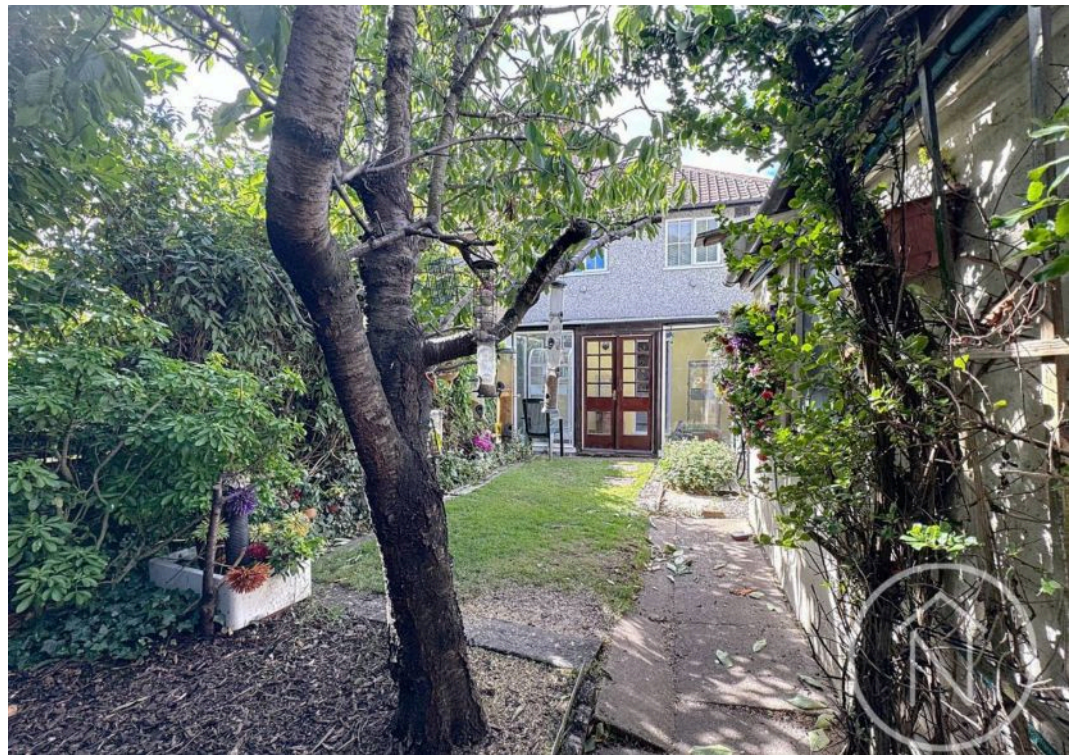
GARDEN

GARAGE

Single Garage



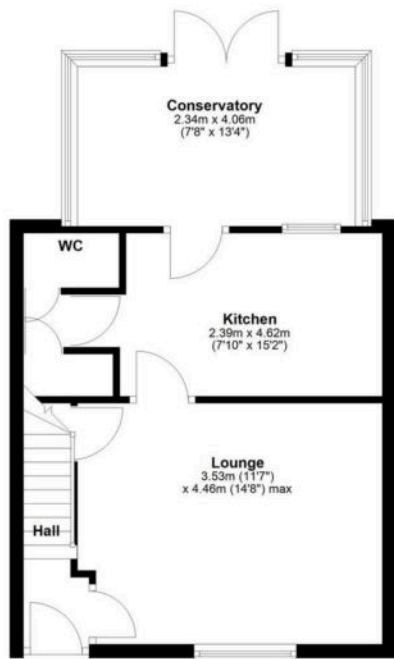






### Ground Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



**Conservatory**  
2.34m x 4.06m  
(7'8" x 13'4")

**Kitchen**  
2.39m x 4.62m  
(7'10" x 15'2")

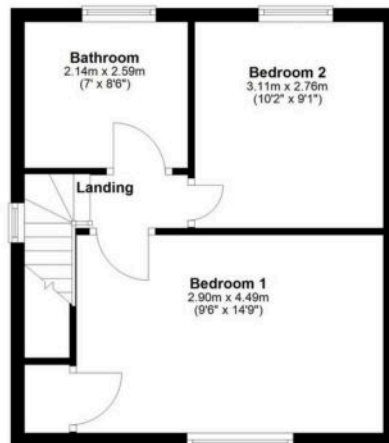
**Lounge**  
3.53m (11'7")  
x 4.46m (14'8") max

WC

Hall

### First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



**Bathroom**  
2.14m x 2.59m  
(7' x 8'6")

**Bedroom 2**  
3.11m x 2.76m  
(10'2" x 9'1")

**Bedroom 1**  
2.90m x 4.49m  
(9'6" x 14'9")

Landing

Total area: approx. 73.9 sq. metres (794.9 sq. feet)





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://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.