



40 Colsterdale Close, Billingham - TS23 3HD

Billingham



Guide Price £170,000 - £180,000



40 Colsterdale Close, Billingham

Offers Invited Between £170,000 And £180,000

This impressive three-bedroom link detached house offers superb family living with a blend of modern style and practical features. The property boasts three spacious reception rooms, including an inviting open plan area and a bright conservatory with direct garden access, creating perfect spaces for entertaining or relaxing. The contemporary kitchen is well-equipped with sleek modern units and a seamless connection to the dining area, while the living rooms are enhanced by modern decor, feature walls, and generous natural light. Upstairs featured a spacious landing, Bathroom and three bedrooms.

Outside, the property stands out with a private, fully fenced garden that includes a patio area and lawn, ideal for family activities, outdoor dining, or simply unwinding. Ample driveway parking and an attached garage provide secure and convenient parking options, complemented by a well-maintained front garden with mature shrubs and trees for added kerb appeal. This home combines indoor comfort with fantastic outdoor spaces, making it a truly attractive choice for modern family 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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Porch

5' 11" x 3' 10" (1.80m x 1.17m)

Entrance Hall

5' 8" x 14' 1" (1.73m x 4.28m)

Lounge

12' 5" x 13' 8" (3.78m x 4.17m)

Dining Room

8' 5" x 8' 10" (2.57m x 2.68m)

Conservatory

8' 6" x 7' 8" (2.59m x 2.34m)

Kitchen

9' 8" x 8' 5" (2.94m x 2.57m)

Utility Room

7' 9" x 6' 1" (2.35m x 1.85m)

Bathroom

8' 6" x 5' 5" (2.58m x 1.65m)

Bedroom 1

11' 11" x 12' 7" (3.63m x 3.84m)

Bedroom 2

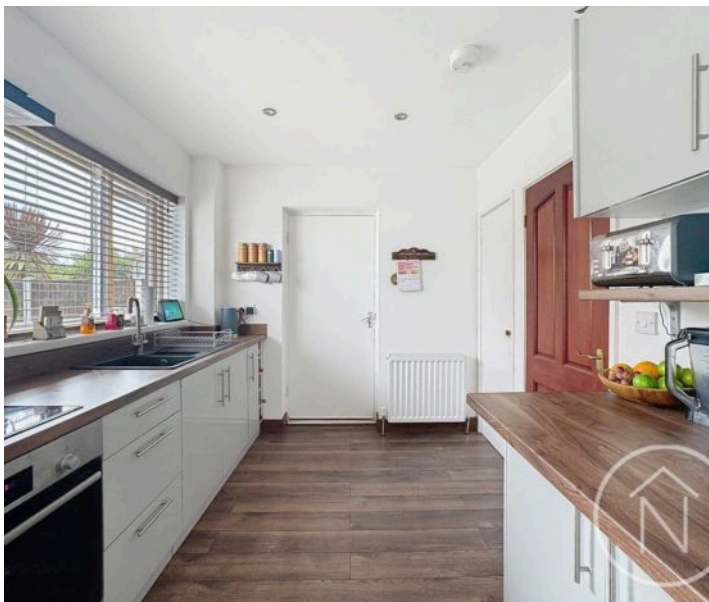
11' 11" x 10' 3" (3.64m x 3.12m)

Bedroom 3

8' 6" x 8' 0" (2.58m x 2.44m)

Garage

7' 10" x 17' 2" (2.39m x 5.23m)

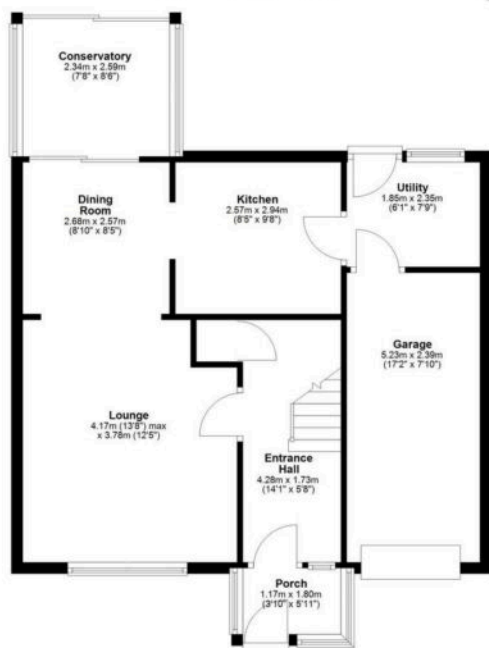






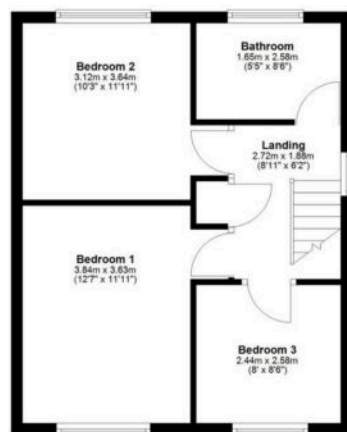
Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 sq. feet)



Northgate - Teesside

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