



Sidlaw Road, Billingham - TS23 2ER



In Excess of £120,000



Sidlaw Road

Billingham

This delightful three-bedroom mid-terrace property offers a perfect combination of comfort, space, and convenience. Boasting off-street parking, it's an ideal choice for families or first-time buyers seeking a practical and welcoming home.

Inside, the property features a spacious L-shaped living and dining room, a well-appointed kitchen, and a welcoming hallway. Upstairs, there are two generous bedrooms, a third bedroom being utilised as an office, a bathroom, and a separate WC, providing flexible accommodation to suit modern living.

Externally, the property benefits from a private rear garden and a garden room – a peaceful space to relax, entertain, or for children to play safely.

Situated close to local schools and within easy reach of the town centre, the location offers excellent amenities, shops, and transport links right on your doorstep, making day-to-day life simple and convenient.

This home represents an excellent opportunity for families or first-time buyers looking for a property that combines practicality with charm.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge (front)

10' 10" x 9' 11" (3.31m x 3.03m)

Lounge (rear)

8' 0" x 14' 6" (2.43m x 4.42m)

Kitchen

18' 6" x 7' 8" (5.64m x 2.33m)

Hallway

3' 10" x 5' 10" (1.17m x 1.79m)

Bedroom One

12' 10" x 9' 5" (3.90m x 2.87m)

Bedroom Two

9' 6" x 10' 7" (2.90m x 3.23m)

Office

8' 10" x 7' 7" (2.70m x 2.32m)

Bathroom

5' 5" x 7' 0" (1.66m x 2.14m)

WC

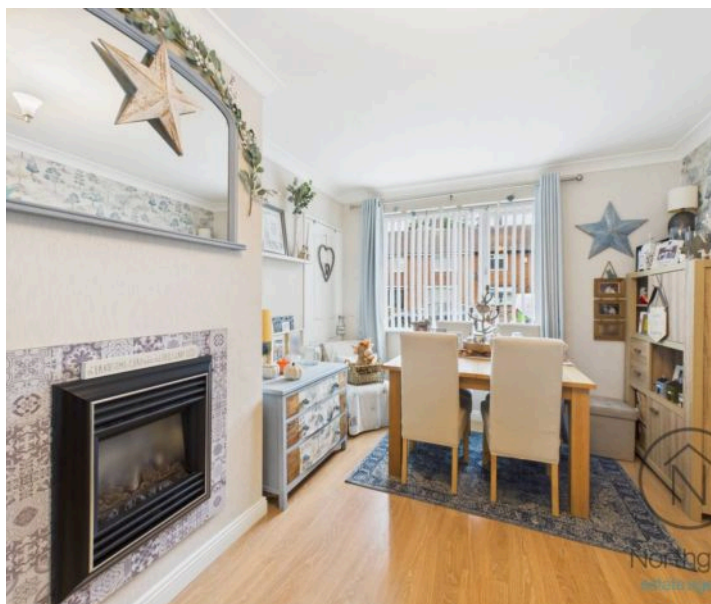
2' 6" x 5' 10" (0.76m x 1.77m)

Landing

3' 11" x 8' 9" (1.19m x 2.66m)

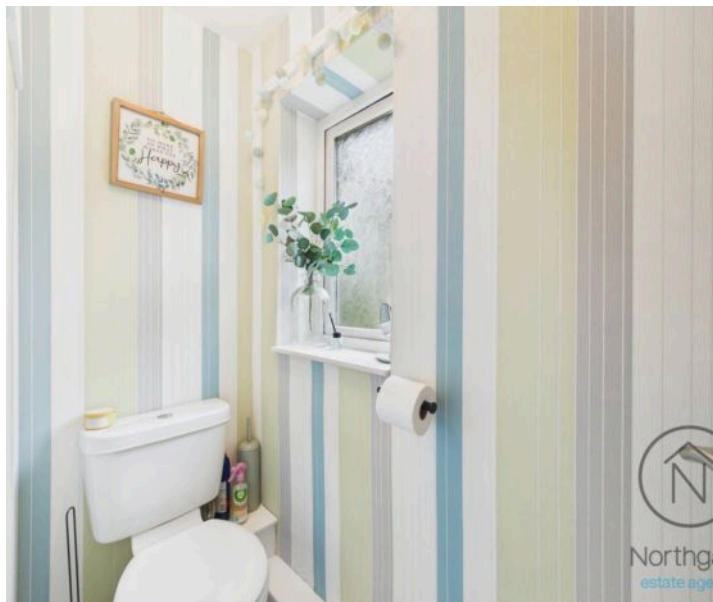
Garden Room

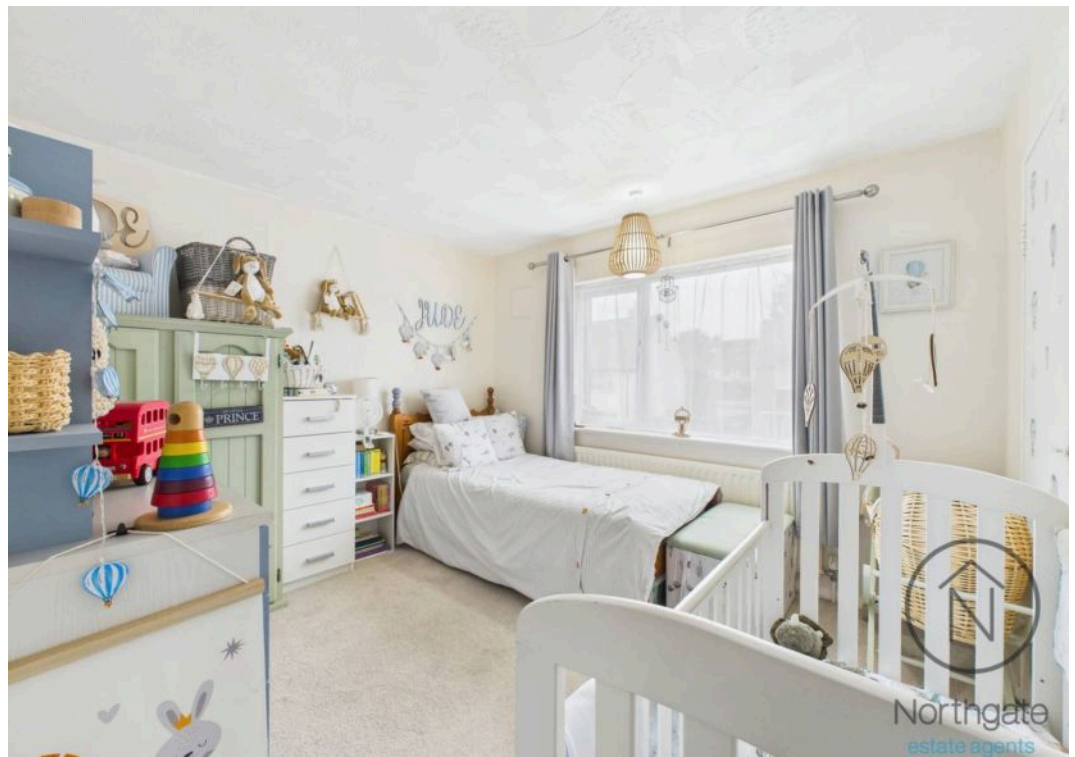
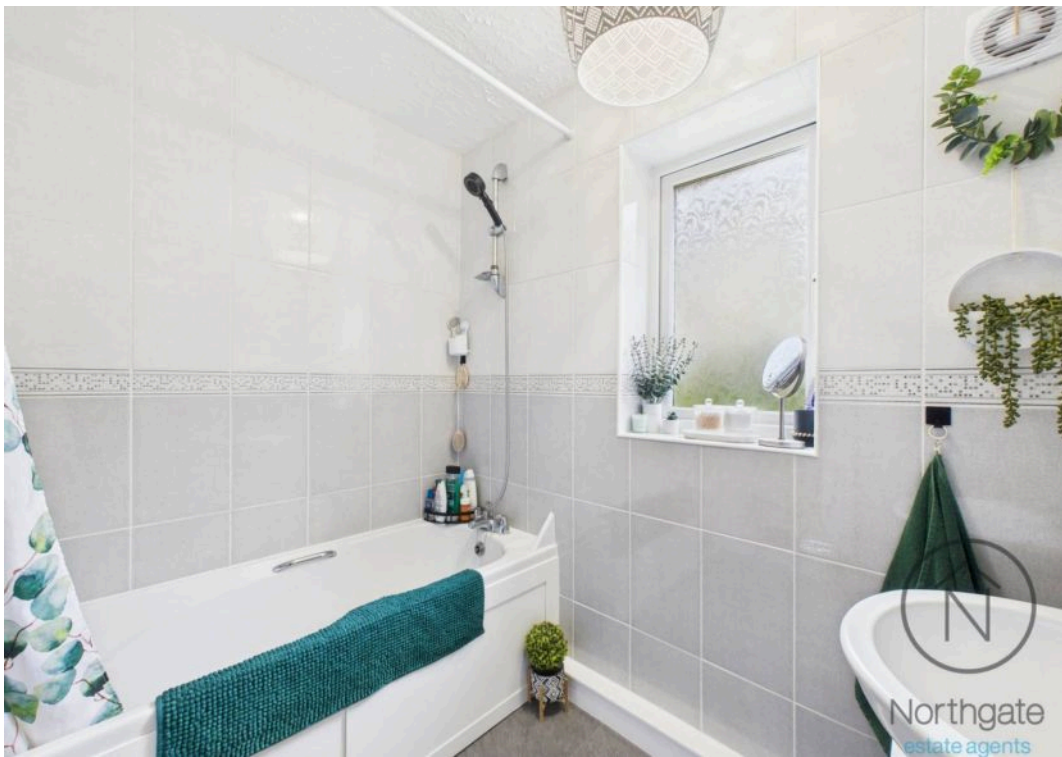
17' 5" x 10' 10" (5.30m x 3.30m)





OFF STREET







Ground Floor Building 1



Floor 1 Building 1



Approximate total area¹⁾
 648 ft²
 78.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 — Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



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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.