



20 Northfield Road, Billingham - TS22 5EL



In Excess of £200,000



20 Northfield Road

Billingham, Billingham

We are delighted to offer for sale this spacious three-bedroom semi-detached house, located in a highly sought-after residential area. The property provides well-planned family living accommodation, starting with an enclosed porch leading into a welcoming entrance hall. On the ground floor, there is a generous lounge, a separate dining room, a fitted kitchen, a bright and airy conservatory, and a convenient ground floor WC.

Upstairs, the first floor offers three well-proportioned bedrooms, a bathroom, and a separate WC. Externally, the home benefits from a good-sized rear garden, ideal for families and outdoor entertaining, while the front of the property features a driveway leading to a single garage, offering off-street parking.

Northfield Road is well positioned and can be approached from either Wilmire Road and Whitehouse Road or Jubilee Road and Wolviston Road, offering easy access to local amenities, schools, and transport links. This is a fantastic opportunity to acquire a spacious home in a desirable location, perfect for families or those looking to put their own stamp on a property.

Council Tax band: C

Tenure: Freehold



Entrance Porch

10'9" × 2'0" (3.30 × 0.61 m)

Hallway

Lounge

12'3" × 23'9" (3.75 × 7.26 m)

Dining Room

8'2" × 9'11" (2.50 × 3.04 m)

Conservatory

10'7" × 9'5" (3.24 × 2.88 m)

Kitchen

8'9" × 10'3" (2.67 × 3.13 m)

WC

3'4" × 3'8" (1.02 × 1.12 m)

Landing

Bedroom 1

12'3" × 11'0" (3.73 × 3.36 m)

Bedroom 2

10'2" × 12'4" (3.12 × 3.77 m)

Bedroom 3

8'10" × 9'3" (2.70 × 2.82 m)

Bathroom

5'4" × 6'3" (1.63 × 1.91 m)

WC

5'1" × 2'7" (1.56 × 0.80 m)

Garage

8'0" × 18'9" (2.46 × 5.73 m)









Ground Floor



Floor 1



Approximate total area⁽¹⁾
1373 ft²
127.5 m²

(1) Excluding balconies and terraces

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.