



Surrey Terrace, Billingham - TS23 4AG



In Excess of £120,000



Surrey Terrace

Billingham

This beautifully presented three-bedroom, one-bathroom terraced house offers spacious and contemporary living across two inviting reception rooms. The modern kitchen features sleek units, integrated oven and hob, and elegant open shelving, all bathed in natural light from large windows. The generous living areas benefit from stylish decor and plush carpeting, creating a warm and welcoming atmosphere perfect for both relaxation and entertaining. Thoughtful touches such as built-in storage and a wall-mounted TV add to the home's practical appeal.

Upstairs, the bedrooms are bright and comfortable, with neutral decor, ample natural light, and clever built-in storage solutions. The modern bathroom boasts sleek wall tiles, and a bath with shower over. Outside, the private garden is a true highlight, offering a decked patio for al-fresco dining, lush artificial lawn, and a dedicated children's play area with a climbing frame and slide, making it ideal for families. Additional features include a garden shed and inviting outdoor seating spaces, providing the perfect blend of comfort, style, and functionality for modern family living.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

13' 3" x 15' 7" (4.04m x 4.75m)

Dining room

16' 6" x 10' 2" (5.02m x 3.09m)

Kitchen

21' 6" x 5' 5" (6.56m x 1.66m)

Bathroom

5' 11" x 5' 5" (1.81m x 1.65m)

Bedroom 1

12' 2" x 12' 3" (3.71m x 3.74m)

Bedroom 2

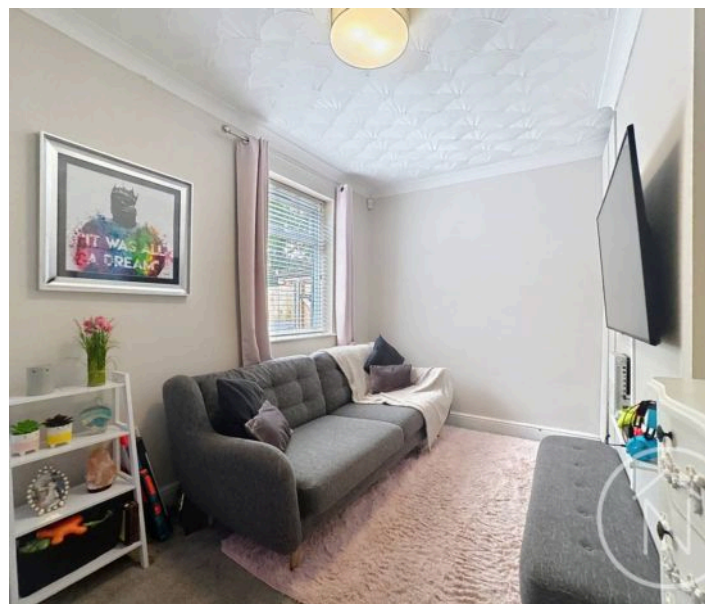
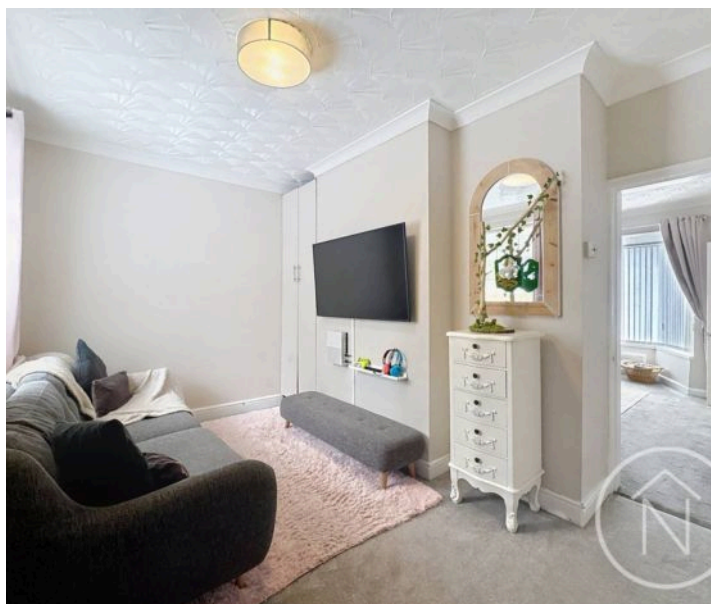
12' 2" x 7' 6" (3.71m x 2.28m)

Bedroom 3

6' 0" x 6' 9" (1.83m x 2.05m)

Loft

18' 6" x 9' 9" (5.64m x 2.96m)



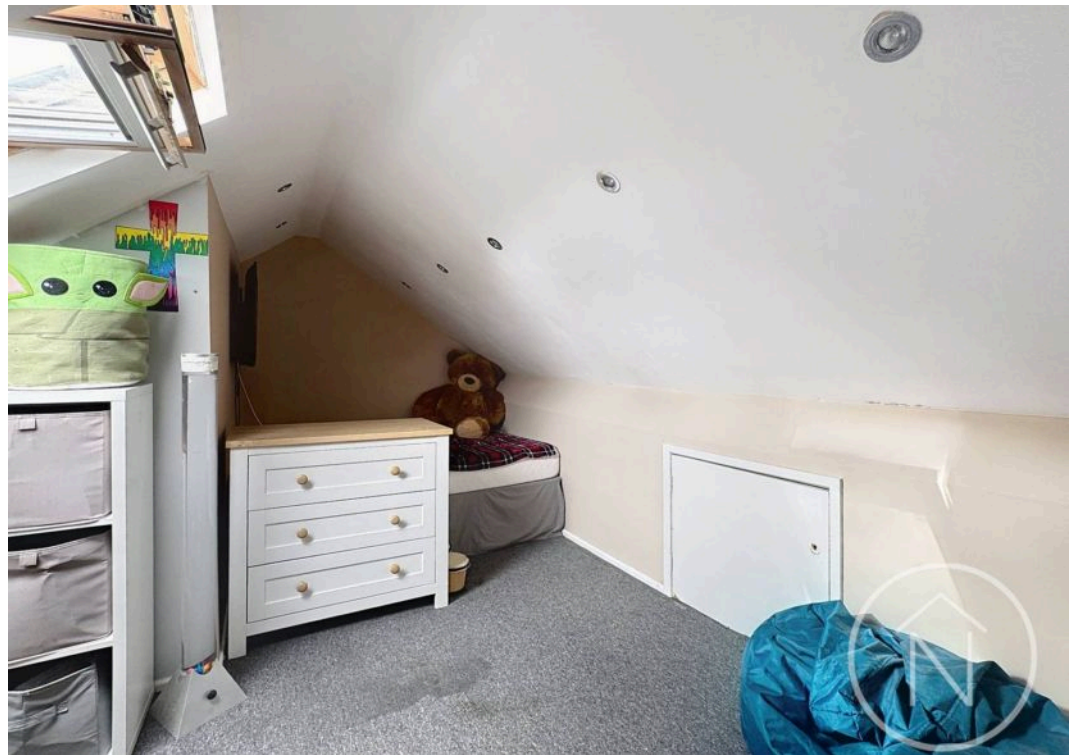


GARDEN

OFF STREET

DRIVEWAY

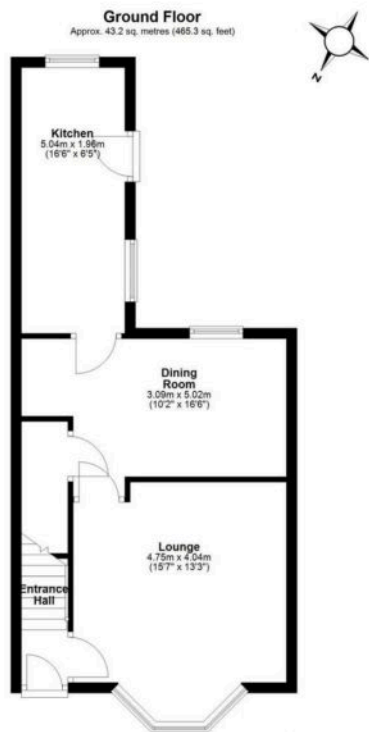






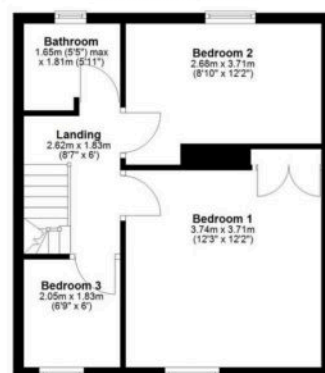
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



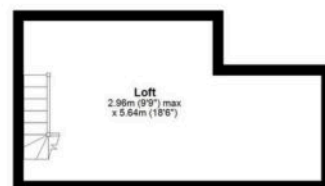
First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.0 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)



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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.