



3 Rowlands Grove, Billingham - TS23 3LD



In Excess of £170,000



3 Rowlands Grove, Billingham

This superb three-bedroom semi-detached house offers stylish and contemporary living across a thoughtfully designed layout. The heart of the home is the open plan living area, featuring elegant flooring, modern electric and wall-mounted fireplace, and expansive windows that fill the space with natural light. Bi-fold doors provide seamless access to the secure, private west facing rear garden, creating the perfect environment for indoor-outdoor living and entertaining. The modern kitchen is equipped with sleek cabinetry, making it ideal for family meals or hosting guests.

The spacious bedrooms are designed for comfort, with large windows, built-in wardrobes, and modern wooden furnishings, ensuring ample storage and a welcoming atmosphere. The luxurious bathroom boasts a classic freestanding bath-tub, a contemporary walk-in shower, modern fixtures, and recessed lighting for a spa-like experience. Externally, the property features a well-maintained front garden, a secure driveway for off-road parking, and an attached garage for additional convenience. The rear garden includes a decking area, lush lawn, and a garden shed, making it perfect for relaxation, play, or summer barbecues. This home combines practical features with elegant design, offering an outstanding lifestyle opportunity for families and first time buyers alike.

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



Porch

3' 8" x 5' 1" (1.12m x 1.56m)

Lounge / diner

Kitchen

8' 0" x 12' 6" (2.44m x 3.80m)

Landing

Bathroom

7' 11" x 10' 7" (2.41m x 3.22m)

Bedroom 1

12' 2" x 14' 7" (3.72m x 4.44m)

Bedroom 2

11' 11" x 7' 9" (3.64m x 2.35m)

Bedroom 3

8' 2" x 11' 7" (2.50m x 3.53m)





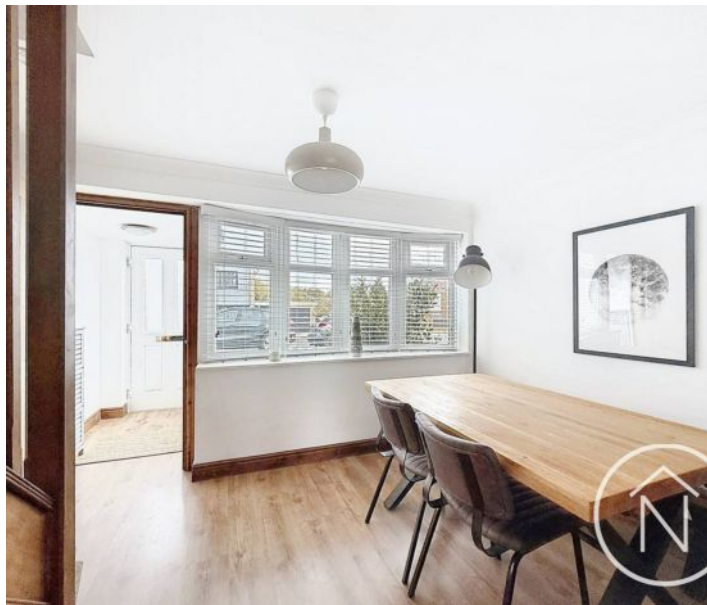
GARDEN

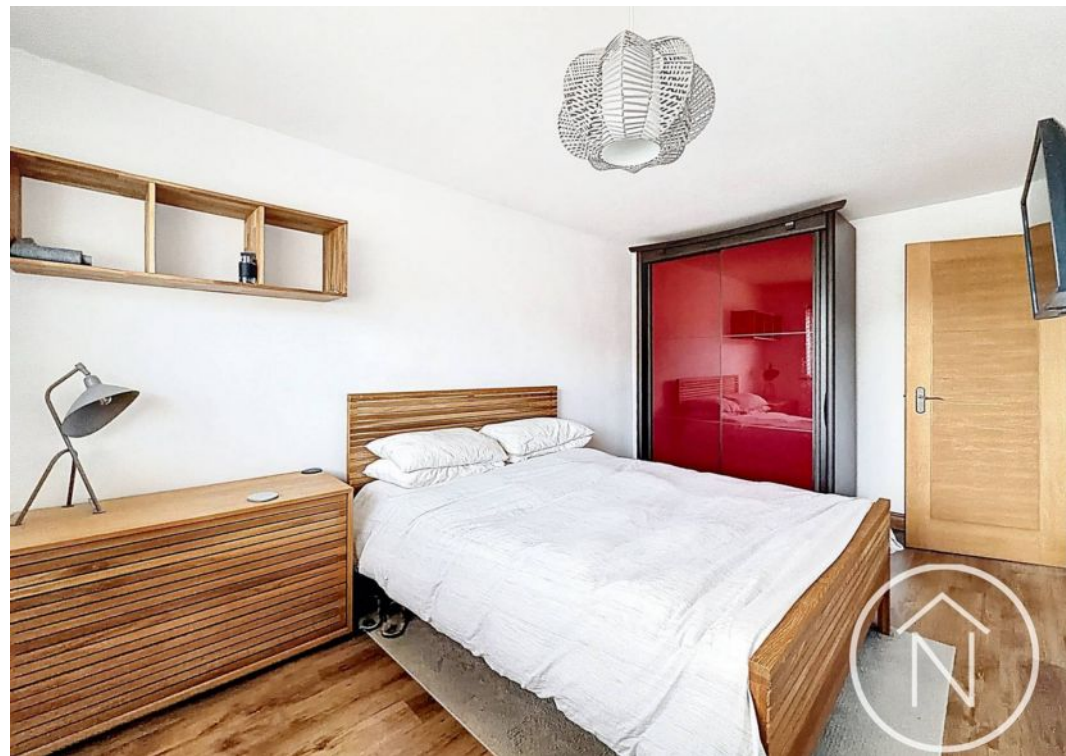
GARAGE

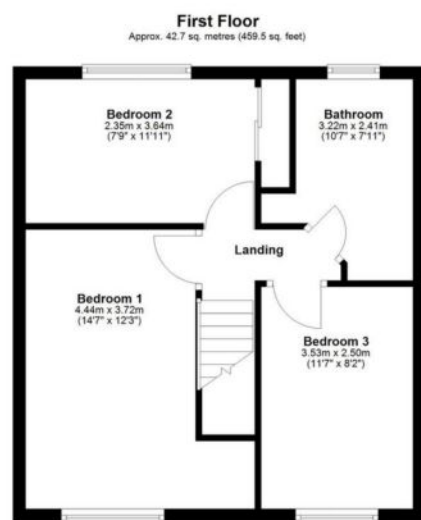
Single Garage

DRIVEWAY

1 Parking Space







Total area: approx. 91.0 sq. metres (979.8 sq. feet)



Northgate - Teesside

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