



Gainford Road, Billingham - TS23 3HW



In Excess of £120,000



17 Gainford Road

Billingham

This impressive three-bedroom, one-bathroom semi-detached house offers a modern and spacious layout ideal for contemporary living and available with no onward chain. The property features two generous reception rooms, both finished with neutral decor, creating versatile spaces for relaxation and entertaining. The bright, modern kitchen is fitted with sleek cabinetry, under-cabinet lighting, and ample countertop space, making it both stylish and practical. Large windows throughout the home flood each room with natural light, enhancing the open and airy feel.

Additional benefits include a stylish modern bathroom with elegant tiling, a bath with shower over, and a heated towel rail for added comfort. The bedrooms are well-proportioned, providing inviting retreats. Outside, the property boasts a low-maintenance garden featuring artificial grass, a paved patio area for outdoor entertaining, and secure wooden fencing for privacy. Off-road parking is available via a spacious driveway, complemented by a well-maintained front lawn that enhances the property's kerb appeal. This home is perfect for first time buyers and families.

Council Tax band: B

Tenure: Freehold

**Entrance Hall**

5' 7" x 7' 8" (1.69m x 2.33m)

Lounge

13' 4" x 16' 11" (4.06m x 5.16m)

Kitchen

9' 10" x 16' 10" (2.99m x 5.13m)

Conservatory

8' 5" x 6' 10" (2.56m x 2.08m)

Landing**Bathroom**

5' 6" x 8' 6" (1.67m x 2.58m)

Bedroom 1

13' 5" x 11' 3" (4.10m x 3.44m)

Bedroom 2

9' 10" x 11' 3" (2.99m x 3.44m)

Bedroom 3

9' 11" x 6' 9" (3.02m x 2.05m)





GARDEN

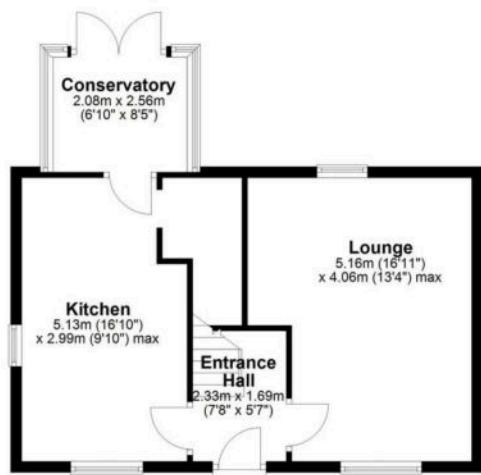
OFF STREET





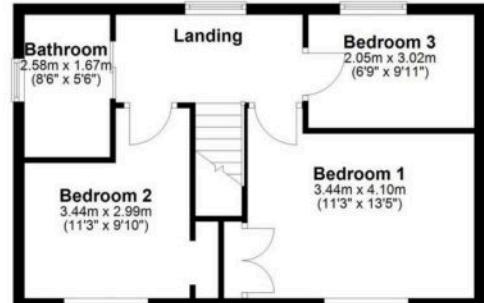
Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)



Northgate - Teesside

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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.