



Beverley Road  
Billingham



Offers Over £170,000



## Beverley Road

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This well presented three bedroom semi detached home is ideal for first time buyers seeking spacious and versatile accommodation. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Upon entering, you are welcomed by a bright entrance hall leading to a generous lounge, which is open plan to the dining room, creating an excellent space for entertaining or relaxing with family. The kitchen provides ample storage and worktop space, while the adjoining conservatory offers additional living or dining options. Upstairs, the landing leads to three well proportioned bedrooms and a contemporary family bathroom. The property also features three reception rooms, allowing flexibility to suit a variety of lifestyles, whether you require a home office, playroom or formal sitting area. Off street parking is provided for added convenience, while a unique garden bar offers a fantastic space for social gatherings and leisure. Located in a sought after residential area, this home is within easy reach of local amenities, schools and transport links, making it a perfect choice for those looking for a comfortable and practical family home.

*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

EPC Energy Efficiency Rating: TBC

**Entrance Hall**

5' 5" x 12' 8" (1.65m x 3.87m)

**Lounge**

11' 1" x 12' 8" (3.37m x 3.87m)

**Dining Room**

9' 2" x 9' 9" (2.80m x 2.98m)

**Conservatory**

14' 3" x 9' 2" (4.34m x 2.80m)

**Kitchen**

7' 3" x 9' 9" (2.22m x 2.98m)

**Landing**

6' 5" x 6' 9" (1.96m x 2.07m)

**Bathroom**

6' 5" x 5' 5" (1.96m x 1.64m)

**Bedroom 1**

10' 4" x 13' 2" (3.15m x 4.01m)

**Bedroom 2**

10' 4" x 9' 5" (3.15m x 2.88m)

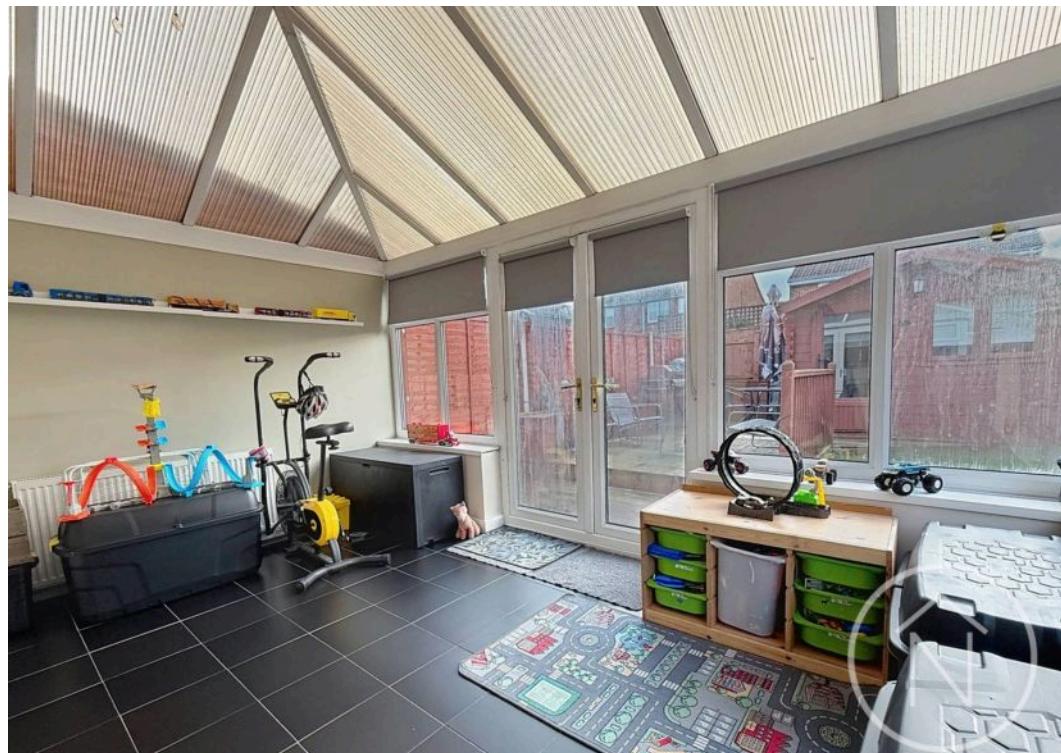
**Bedroom 3**

6' 6" x 10' 0" (1.99m x 3.05m)

**Garden**

Secure gated

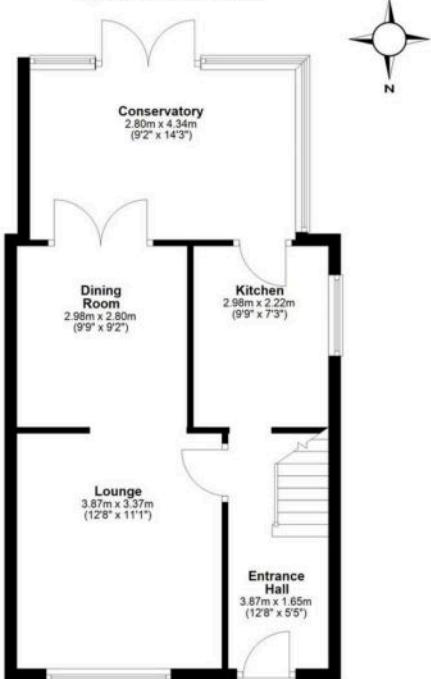
**Driveway**





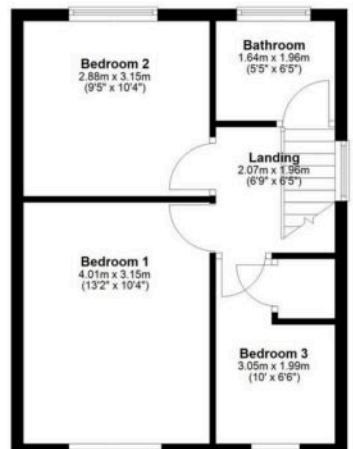
### Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



### First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 84.6 sq. metres (910.6 sq. feet)



## Northgate - Teesside

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