



Warwick Crescent, Billingham - TS23 4AL



Guide Price £110,000



Warwick Crescent

Billingham

Offered to the market with no onward chain, this well-presented three bedroom mid terrace property is ideally suited to first time buyers and investors seeking a spacious and conveniently located home in the popular Cowpen area of Billingham. The accommodation comprises a welcoming entrance hall, a bright lounge featuring a bay window (providing ample natural light), a separate dining room, and a kitchen. Upstairs, the landing leads to three generously sized bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency. With its flexible living spaces and practical layout, this home offers excellent potential for personalisation and long-term investment. Positioned close to local amenities, schools, and transport links, this residence combines every-day convenience with a comfortable lifestyle.

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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

15' 5" x 13' 3" (4.70m x 4.04m)

Dining Room

Kitchen

16' 10" x 7' 0" (5.13m x 2.13m)

Landing

9' 7" x 6' 6" (2.92m x 1.99m)

Bathroom

5' 8" x 6' 0" (1.73m x 1.82m)

Bedroom 1

12' 4" x 12' 2" (3.75m x 3.72m)

Bedroom 2

Bedroom 3

7' 9" x 6' 6" (2.35m x 1.99m)





GARDEN

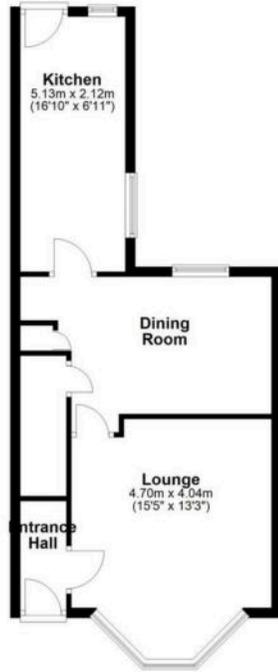
ON STREET





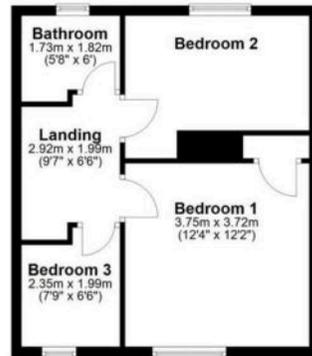
Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.2 sq. feet)



Northgate - Teesside

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