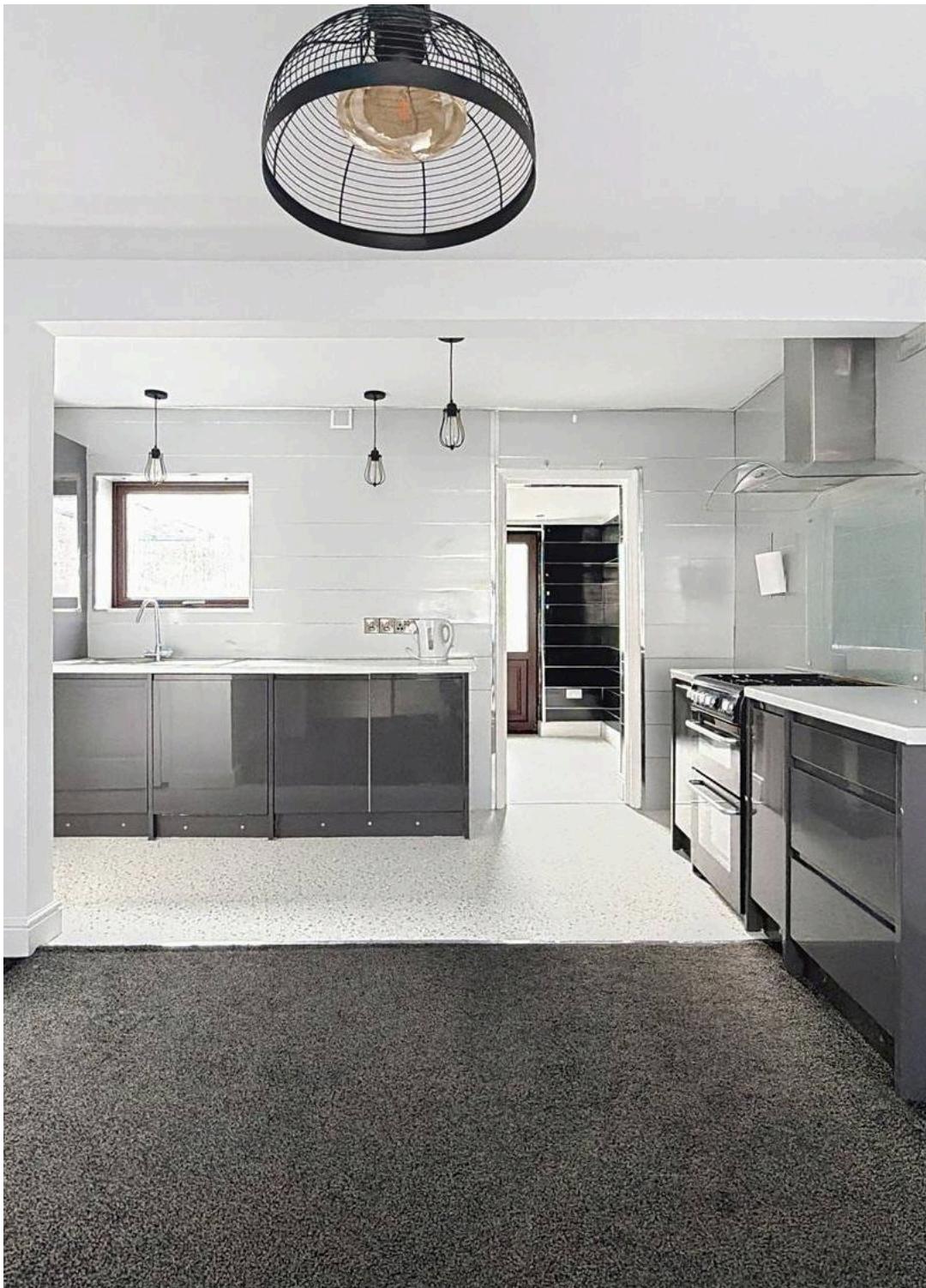




York Crescent, Billingham - TS23 1AS



In Excess of £150,000



## 44 York Crescent, Billingham

This well-presented three bedroom mid terrace property offers spacious and versatile accommodation, ideal for families or first time buyers seeking a comfortable home. Upon entering, you are welcomed by a practical porch that leads to a hall, setting the tone for the rest of the property. The generous lounge provides a relaxing space for entertaining or unwinding, while the modern kitchen/diner is perfect for family meals and gatherings. A useful utility room adds further convenience and storage options. Upstairs, the landing leads to three well-proportioned bedrooms, including a main bedroom with an en-suite shower for added privacy and comfort. The family bathroom is stylish and functional, catering to busy households. The property benefits from UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. A large driveway provides ample off-road parking, a valuable feature for multiple vehicles or visiting guests. Offered to the market with no onward chain, this home presents an excellent opportunity for buyers looking to move quickly and with minimal hassle. With its thoughtful layout and modern features, this property is ready to welcome its new owners.

*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:

EPC Environmental Impact Rating:

**Porch**

6' 5" x 3' 6" (1.96m x 1.06m)

**Lounge**

11' 4" x 16' 5" (3.46m x 5.01m)

**Kitchen/Diner**

14' 7" x 16' 5" (4.45m x 5.01m)

**Utility Room**

6' 11" x 7' 8" (2.12m x 2.34m)

**Landing****Bathroom**

8' 3" x 4' 11" (2.51m x 1.50m)

**Bedroom 1**

15' 9" x 11' 1" (4.80m x 3.38m)

**En-suite**

5' 2" x 4' 4" (1.57m x 1.31m)

**Bedroom 2**

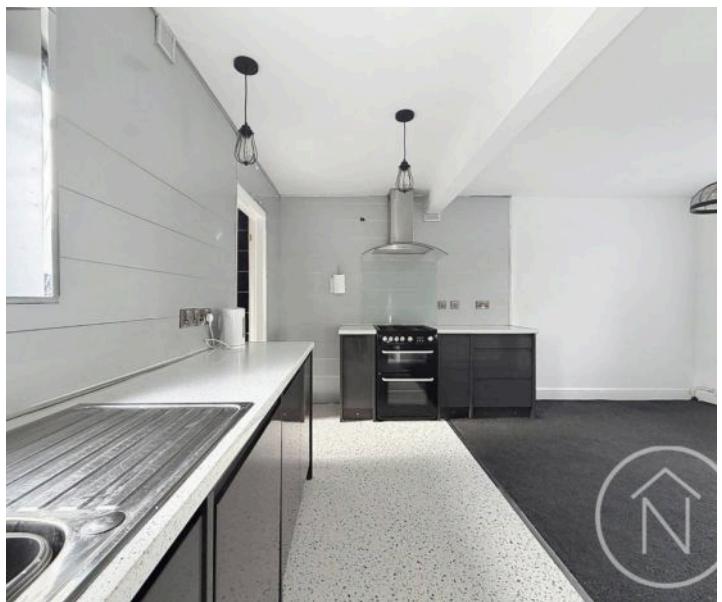
11' 5" x 11' 1" (3.49m x 3.38m)

**Bedroom 3**

8' 5" x 7' 5" (2.56m x 2.27m)

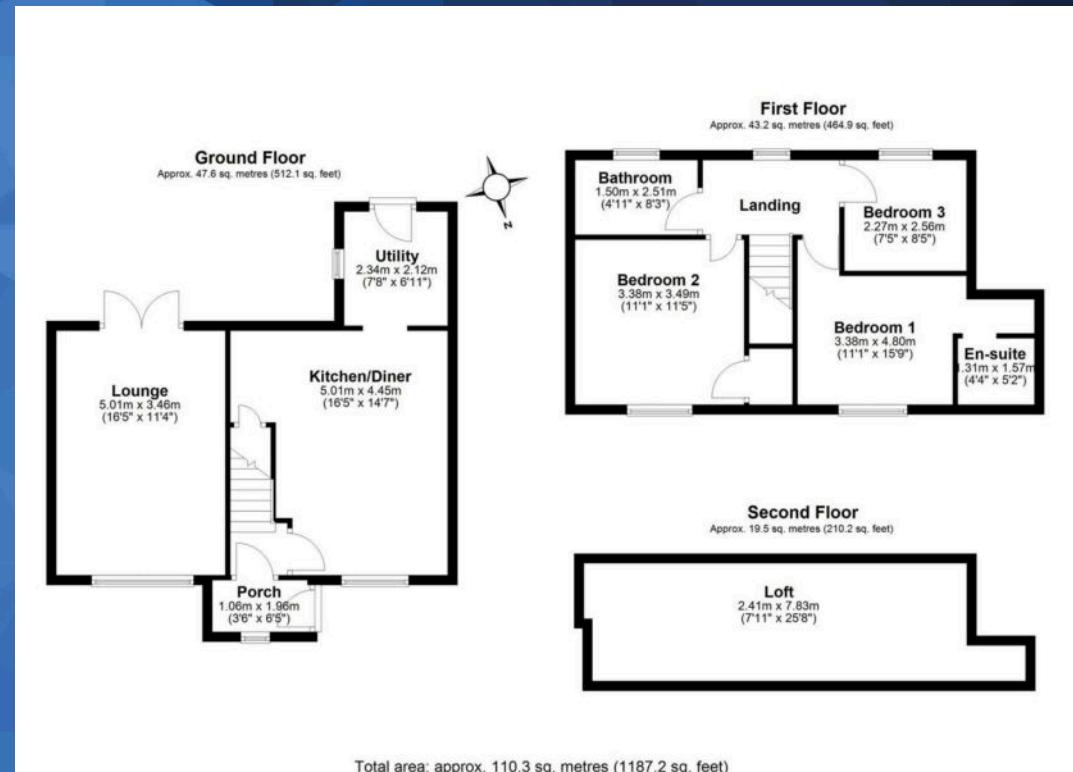
**Loft**

25' 8" x 7' 11" (7.83m x 2.41m)











## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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.