



Leeholme Gardens, Billingham - TS23 3TJ



Offers In Excess Of £190,000



## Leeholme Gardens

### Billingham

This four bedroom detached property presents a superb opportunity for families seeking spacious and versatile accommodation in a convenient location close to local shops. Upon entering, you are welcomed by a bright entrance hall leading to a ground floor WC, a generous lounge, a separate dining room ideal for entertaining, and a well-appointed kitchen.

The first floor offers four well-proportioned bedrooms, including a master bedroom with an en-suite, and a family bathroom.

The property benefits from UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Additional features include a driveway providing ample off-road parking and a detached garage offering further storage or parking solutions.

This home is thoughtfully designed to accommodate the needs of a growing family, with a practical layout that maximises both living and bedroom space. Located within easy reach of local amenities, schools, and transport links, this property combines every-day convenience with a peaceful residential setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



#### Entrance Hall

6' 2" x 15' 2" (1.88m x 4.63m)

#### Lounge

10' 10" x 17' 2" (3.31m x 5.23m)

#### Dining Room

9' 2" x 12' 4" (2.80m x 3.77m)

#### Kitchen

7' 9" x 14' 4" (2.36m x 4.38m)

#### WC

2' 7" x 5' 1" (0.78m x 1.54m)

#### Bathroom

5' 7" x 6' 10" (1.70m x 2.08m)

#### Bedroom 1

8' 6" x 13' 7" (2.60m x 4.13m)

#### En-suite

8' 6" x 4' 2" (2.60m x 1.28m)

#### Bedroom 2

8' 6" x 11' 7" (2.60m x 3.52m)

#### Bedroom 3

8' 9" x 7' 1" (2.66m x 2.17m)

#### Bedroom 4

8' 10" x 10' 4" (2.69m x 3.15m)





**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

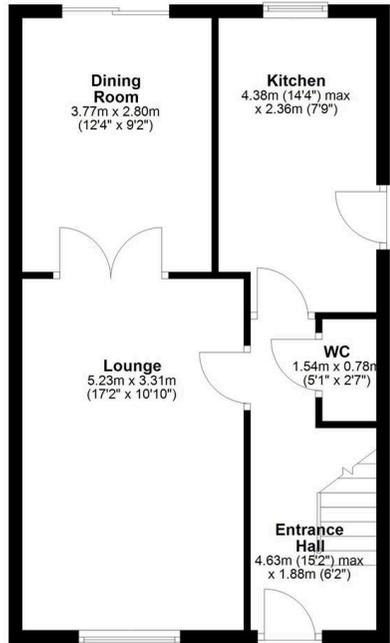
2 Parking Spaces





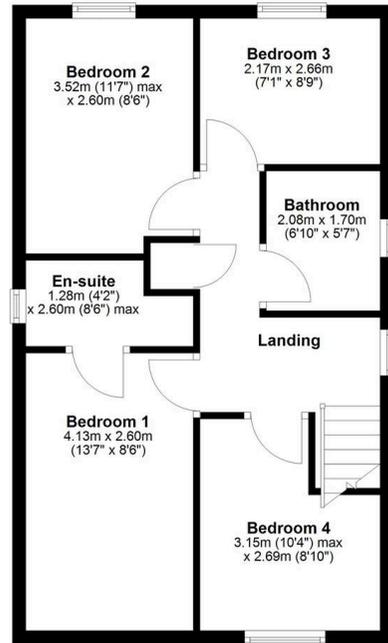
### Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



### First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)



## 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.