



Geranium Close, Billingham, TS23 2BY



Offers Invited Between £120,000 And £130,000



26 Geranium Close

College Gardens, Billingham

This modern two bedroom mid-terrace property is ideally situated on College Gardens, offering convenient access to Billingham Town Centre and its amenities. The accommodation is thoughtfully arranged, featuring an entrance hall, a ground floor WC, and a spacious open plan lounge and kitchen area, perfect for contemporary living. Upstairs, you will find two generously sized double bedrooms, each benefiting from its own en-suite shower room, providing comfort and privacy for residents or guests. The property is well presented throughout, with gas central heating and UPVC double glazing ensuring warmth and energy efficiency. Practical features such as allocated parking to the rear enhance every-day convenience. This home is perfect for first time buyers or those looking to downsize, offering a blend of modern living and low-maintenance practicality. The property backs onto an open field to the rear, providing a pleasant outlook. With its desirable location, modern specification, and excellent layout, this home is sure to appeal to a range of buyers seeking a move-in ready property in a popular area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Entrance Hall

Ground Floor Wc

3' 0" x 5' 7" (0.92m x 1.69m)

Lounge

14' 0" x 16' 0" (4.26m x 4.88m)

Kitchen

7' 1" x 9' 1" (2.16m x 2.76m)

Landing

7' 0" x 5' 7" (2.14m x 1.70m)

Bedroom 1

11' 7" x 9' 2" (3.54m x 2.80m)

En-suite

6' 6" x 5' 6" (1.99m x 1.68m)

Bedroom 2

10' 5" x 9' 8" (3.18m x 2.94m)

En-Suite

5' 7" x 5' 10" (1.69m x 1.77m)



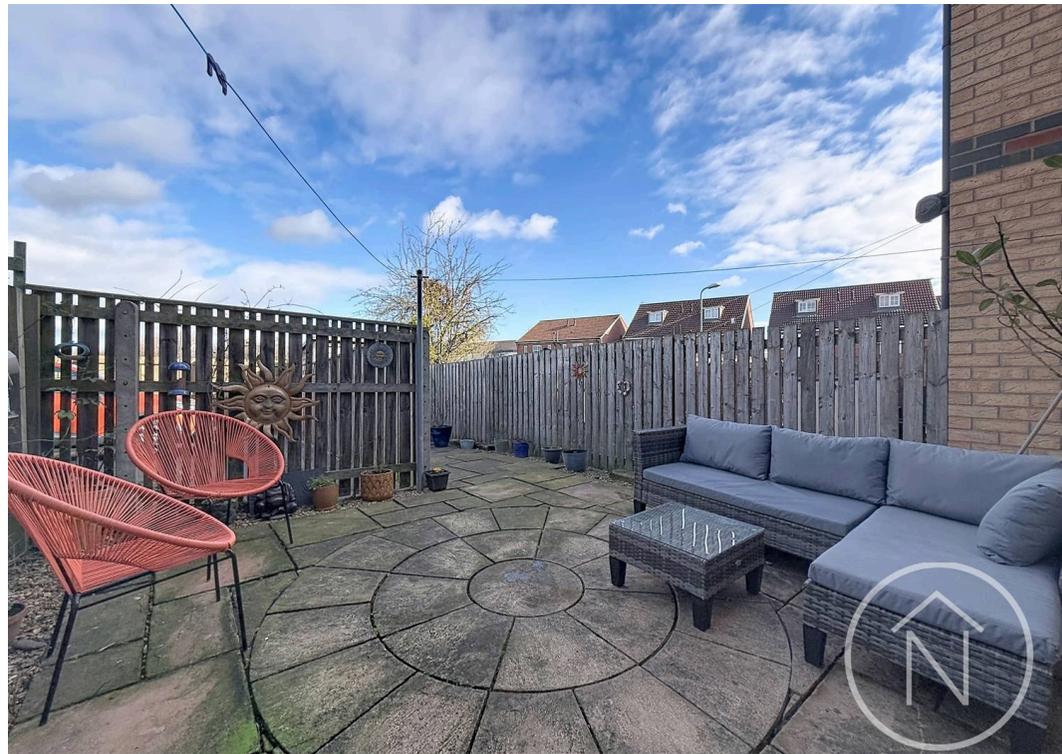


GARDEN

ALLOCATED PARKING

1 Parking Space

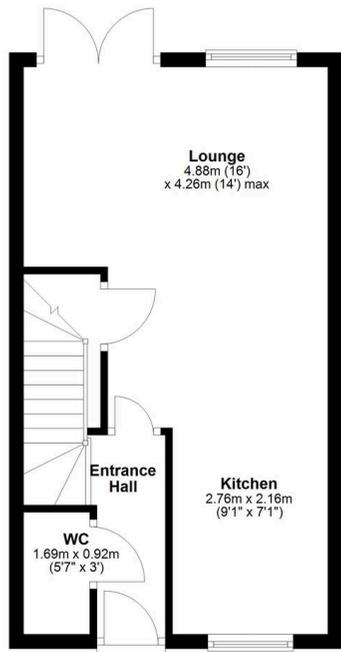






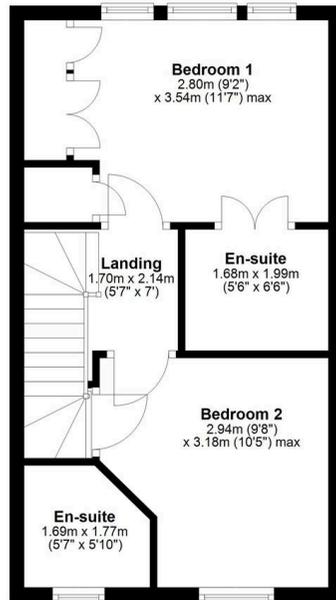
Ground Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



First Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.3 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

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.