



Beverley Road, Billingham - TS23 3RE



In Excess of £220,000



## Beverley Road

### Billingham

This well presented four bedroom detached family home is situated in a highly sought after location, offering spacious and versatile accommodation ideal for modern living. The property features a welcoming porch leading into a generous lounge, complemented by a separate dining room that provides an excellent space for entertaining or family gatherings. The kitchen is thoughtfully designed for convenience, while a ground floor WC adds to the practicality of the layout. Upstairs, the landing leads to four good sized bedrooms and a contemporary family bathroom, ensuring ample space for family members or guests. The home benefits from UPVC double glazing and gas central heating throughout, enhancing comfort and energy efficiency. Additional features include a large driveway providing off road parking for multiple vehicles and a garage for further storage or parking needs. With its combination of modern amenities, flexible living spaces, and a prime location close to local schools, shops, and transport links, this property represents an excellent opportunity for families seeking a comfortable and stylish home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Porch**

9' 5" x 4' 6" (2.88m x 1.38m)

**Lounge**

14' 8" x 14' 0" (4.47m x 4.27m)

**WC**

5' 8" x 4' 6" (1.72m x 1.38m)

**Dining Room**

16' 7" x 11' 7" (5.05m x 3.54m)

**Kitchen**

10' 8" x 10' 5" (3.26m x 3.17m)

**Landing**

**Bathroom**

9' 2" x 5' 5" (2.79m x 1.66m)

**Bedroom 1**

11' 11" x 10' 11" (3.62m x 3.34m)

**Bedroom 2**

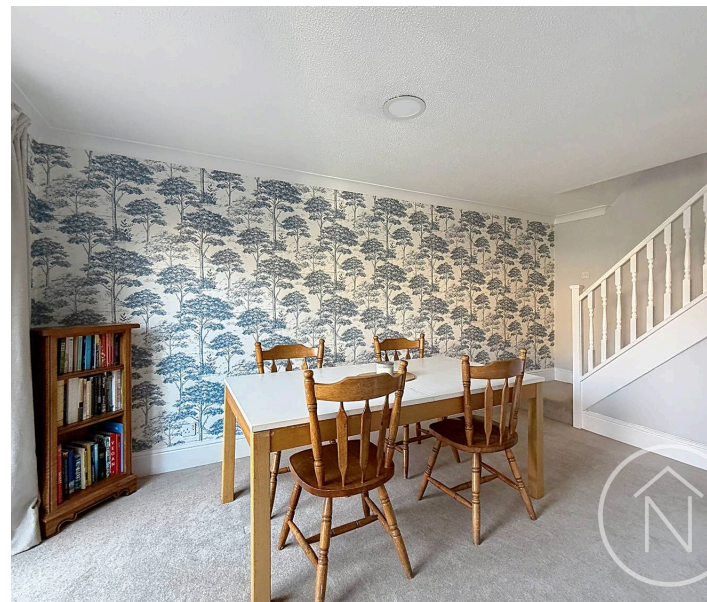
10' 10" x 9' 9" (3.29m x 2.98m)

**Bedroom 3**

9' 10" x 8' 8" (3.00m x 2.65m)

**Bedroom 4**

8' 11" x 8' 6" (2.73m x 2.58m)





**GARDEN**

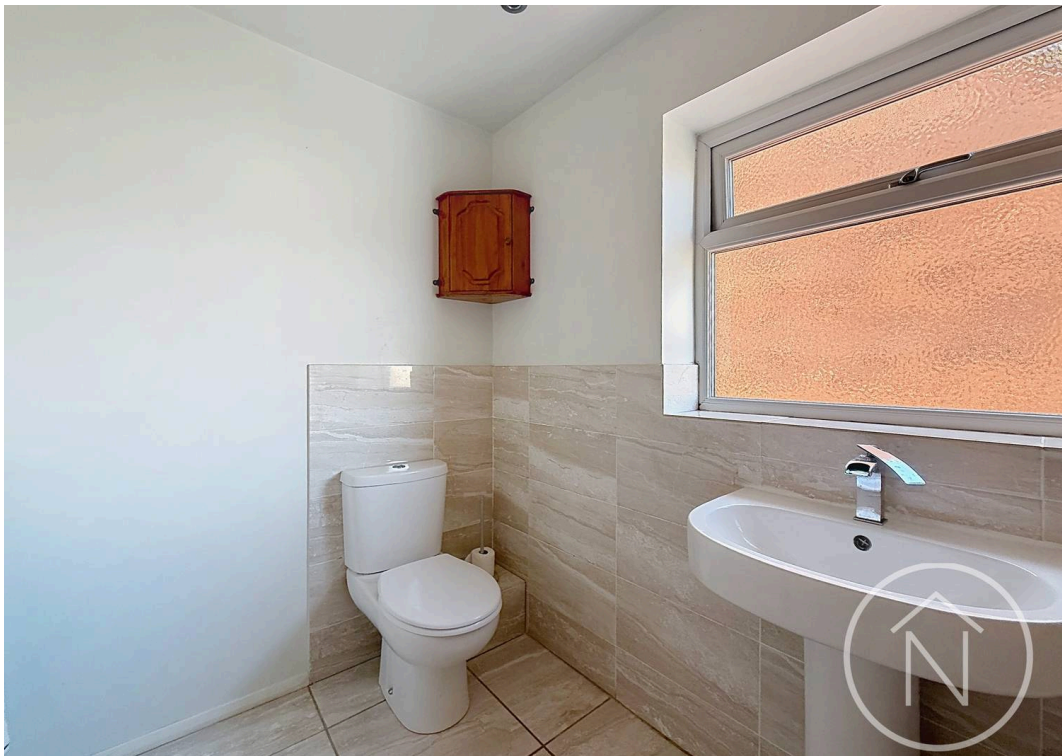
**GARAGE**

Single Garage

**DRIVEWAY**

3 Parking Spaces

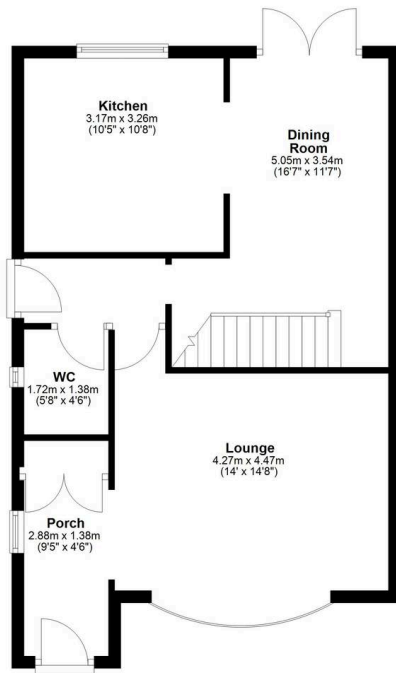






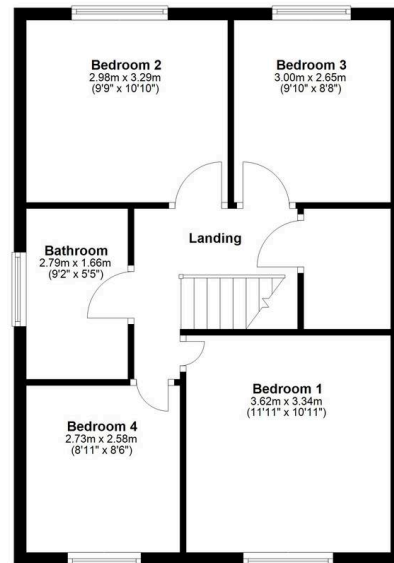
### Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



### First Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 106.1 sq. metres (1141.8 sq. feet)



## Northgate - Teesside

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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.