



Conifer Crescent, Billingham - TS23 1PF



In Excess of £210,000



Conifer Crescent

Billingham

A beautifully extended four-bedroom semi on the ever-popular Conifer Crescent, offering spacious, modern living ideal for growing families.

The ground floor has been thoughtfully opened up to create a fantastic flow, with a bay-fronted lounge, separate dining room, and a large extended kitchen to the rear, perfect for everyday living and entertaining. A conservatory adds further reception space, overlooking the garden.

Upstairs, there are four bedrooms including a generous main bedroom, along with a modern family bathroom.

Externally, the property benefits from a west-facing, low-maintenance rear garden, a driveway for off-street parking, and an attached garage.

A brilliant all-round home in a sought-after location, modern, extended and ready to move straight into.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Porch

5' 5" x 2' 11" (1.66m x 0.89m)

Entrance Hall

13' 9" x 6' 2" (4.20m x 1.87m)

Lounge

11' 8" x 11' 1" (3.55m x 3.38m)

Dining Room

13' 0" x 11' 8" (3.95m x 3.55m)

Conservatory

10' 5" x 9' 1" (3.18m x 2.76m)

Kitchen

21' 4" x 15' 8" (6.50m x 4.77m)

Bathroom

6' 4" x 5' 5" (1.94m x 1.66m)

Bedroom 1

13' 8" x 10' 11" (4.16m x 3.34m)

Bedroom 2

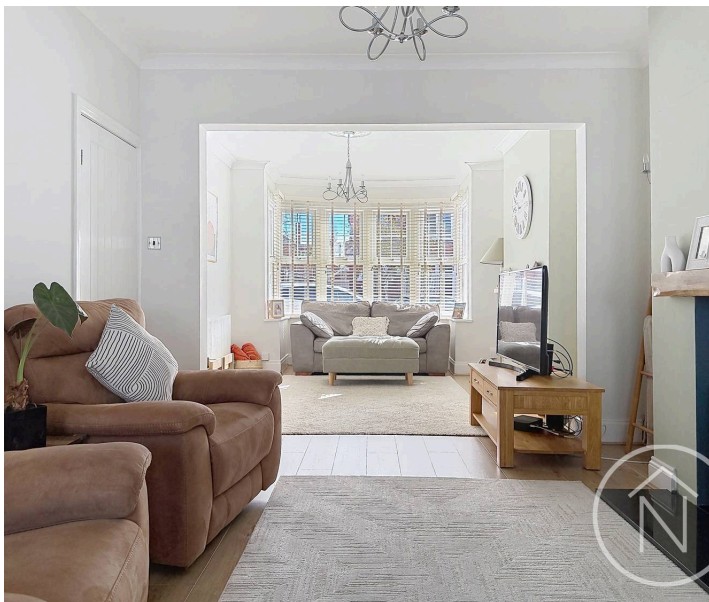
10' 11" x 10' 11" (3.34m x 3.34m)

Bedroom 3

15' 5" x 5' 6" (4.71m x 1.67m)

Bedroom 4

6' 7" x 6' 2" (2.00m x 1.87m)



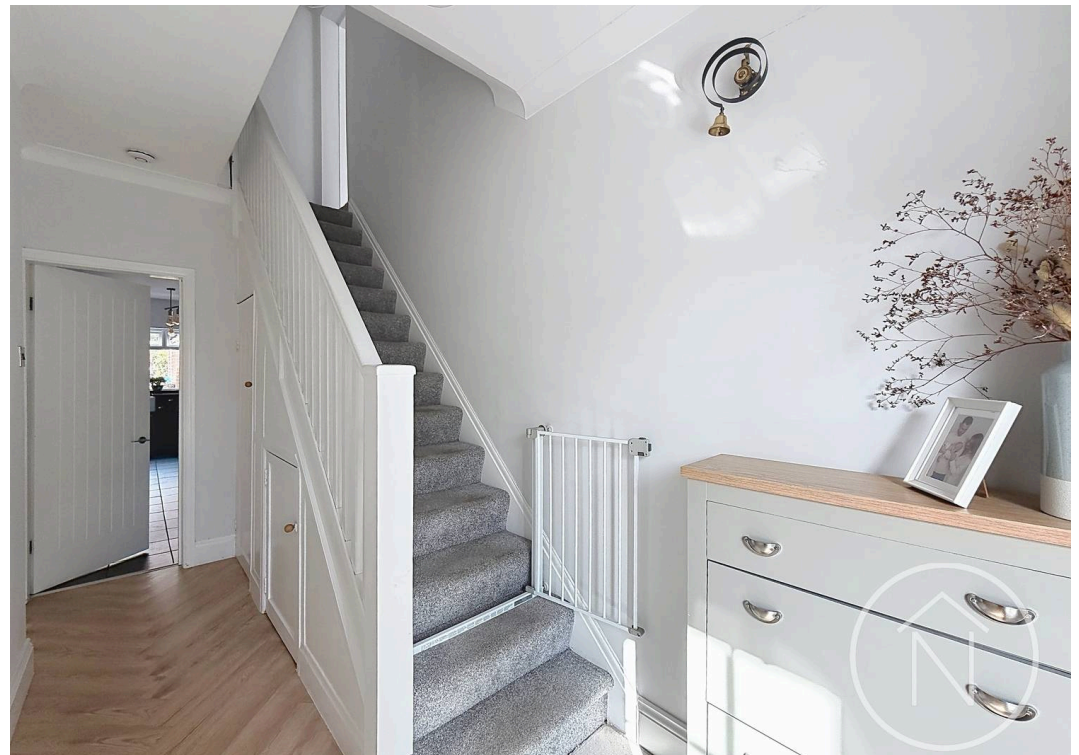


GARDEN

DRIVEWAY

1 Parking Space



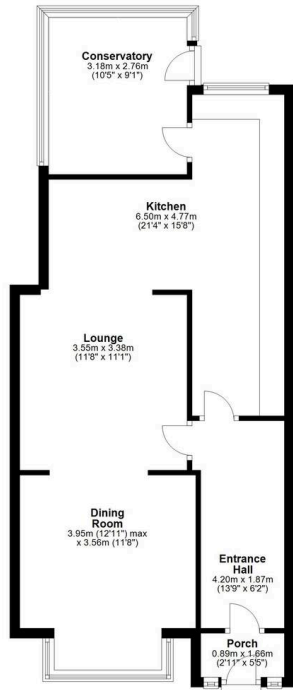






Ground Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 108.2 sq. metres (1164.8 sq. feet)



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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.