



30 Conifer Crescent, Billingham - TS23 1PF



In Excess of £180,000



30 Conifer Crescent

Billingham

A beautifully presented bay-fronted home on the ever-popular Conifer Crescent, offering stylish, ready-to-move-into accommodation with a fantastic open-plan feel.

The ground floor is ideal for modern living, with a **bay-fronted lounge to the front**, flowing through double doors into a **separate dining room**, which in turn opens into a **large extended kitchen space**, perfect for both everyday living and entertaining.

Upstairs, the property offers **three bedrooms**, including a generous main bedroom with bay window, a well-sized second bedroom and a third ideal as a nursery, office or dressing room, along with a **modern family bathroom**.

Externally, the home continues to impress with a **west-facing, low maintenance rear garden**, complete with a **converted garage currently used as a garden bar**, making it a great space for hosting. To the front, there is a **driveway providing off-road parking**.

A fantastic home in a sought-after location, offering space, style and versatility

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

13' 5" x 5' 6" (4.09m x 1.68m)

Lounge

12' 4" x 11' 6" (3.76m x 3.51m)

Dining Room

11' 7" x 11' 3" (3.53m x 3.43m)

Kitchen

21' 3" x 16' 1" (6.48m x 4.90m)

Landing

9' 6" x 6' 4" (2.90m x 1.93m)

Bathroom

8' 2" x 5' 0" (2.48m x 1.52m)

Bedroom 1

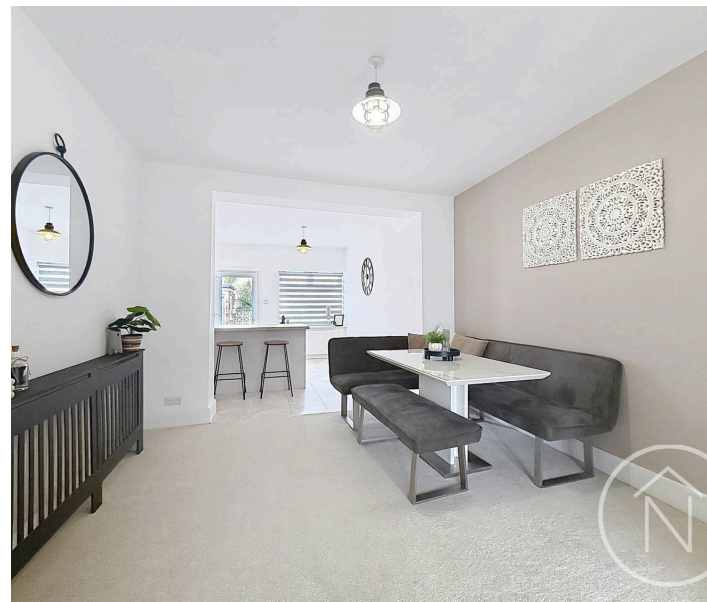
14' 1" x 10' 8" (4.30m x 3.25m)

Bedroom 2

10' 9" x 10' 8" (3.28m x 3.25m)

Bedroom 3

6' 4" x 6' 3" (1.93m x 1.91m)





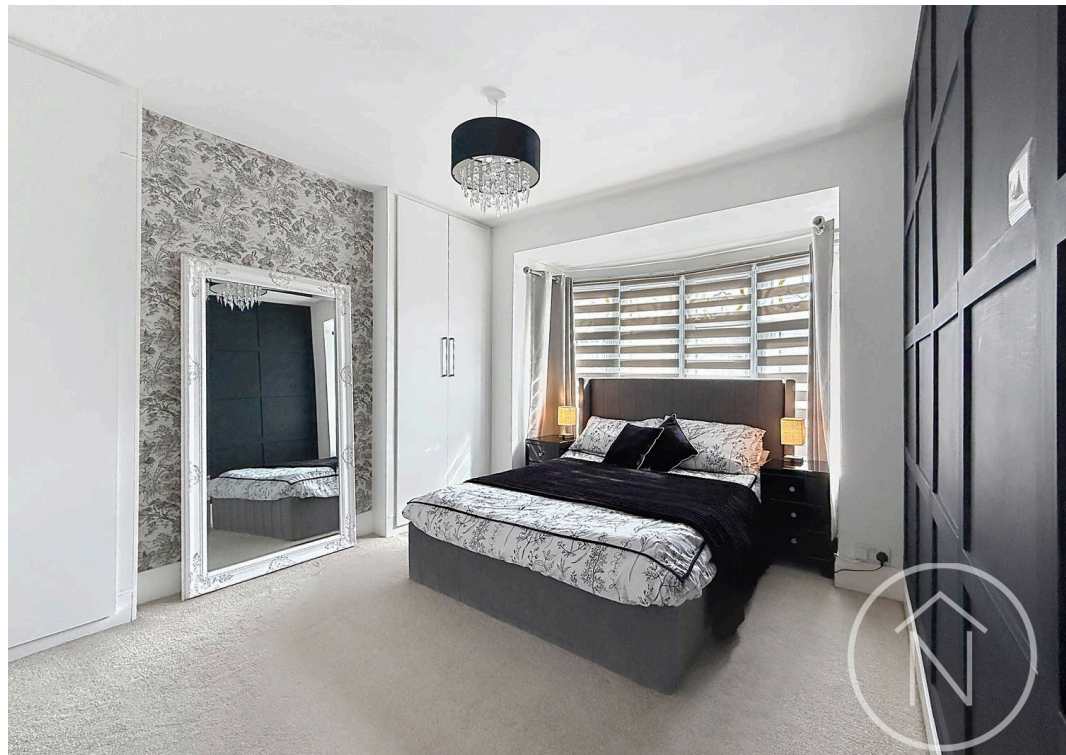
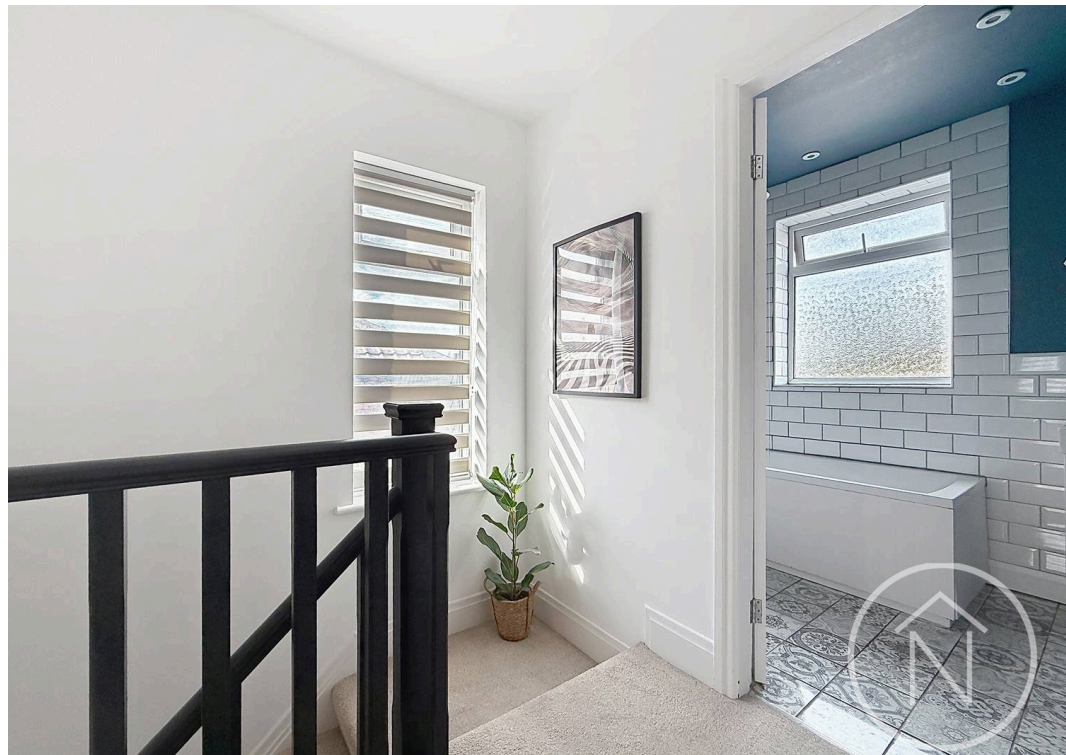
GARDEN

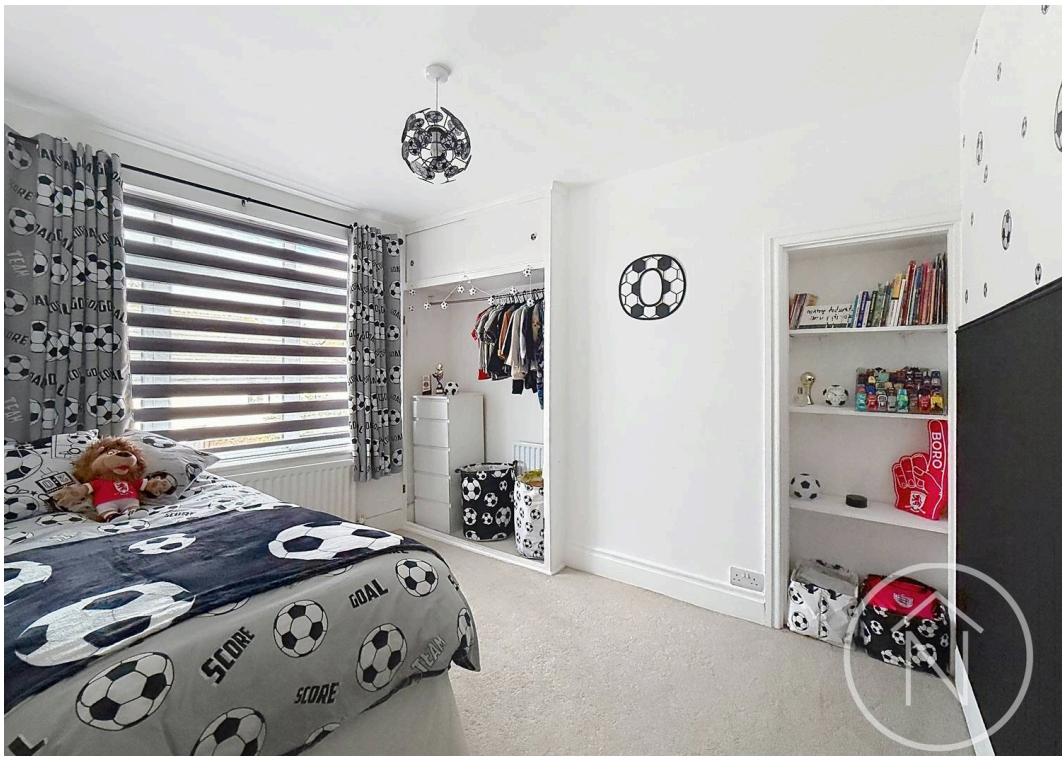
DRIVEWAY

2 Parking Spaces

ON STREET

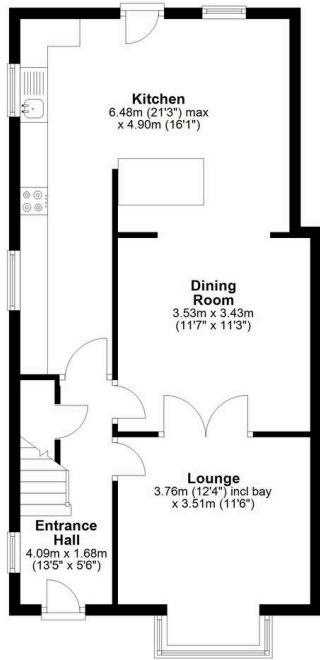






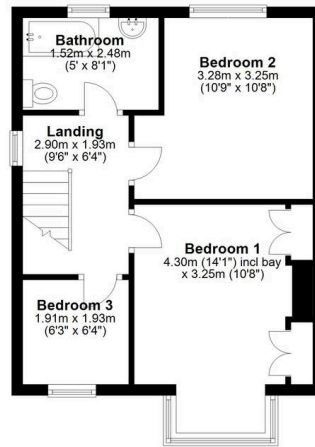
Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 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.