



Roseberry Road, Billingham - TS23 2SD



In Excess of £170,000



## Roseberry Road

### Billingham

This extended three bedroom semi-detached property offers spacious and versatile accommodation, ideal for modern family living. The home features a welcoming entrance hall leading to a bright lounge with a bay window, complemented by a generous kitchen and dining area that flows into a versatile garden room or snug. Upstairs, the landing gives access to three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, and a stylish family bathroom equipped with both a bath and a separate shower. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and efficiency. Additional highlights include two inviting reception rooms, providing ample space for relaxation and entertaining, as well as a driveway and garage offering convenient off-road parking and storage. Ideally situated close to local shops, Billingham town centre, and excellent transport links, this well-presented home is perfectly positioned for easy access to amenities and commuter routes. This property represents a fantastic opportunity for families seeking a spacious and well-appointed home in a sought-after location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

14' 0" x 5' 8" (4.27m x 1.73m)

**Lounge**

13' 5" x 12' 7" (4.10m x 3.83m)

**Kitchen / diner**

17' 0" x 11' 5" (5.18m x 3.48m)

**Garden Room**

7' 9" x 7' 3" (2.35m x 2.21m)

**Landing**

9' 4" x 7' 8" (2.85m x 2.33m)

**Bathroom**

8' 10" x 6' 6" (2.69m x 1.97m)

**Bedroom 1**

10' 10" x 7' 8" (3.30m x 2.34m)

**En-suite**

7' 6" x 6' 8" (2.29m x 2.03m)

**Bedroom 2**

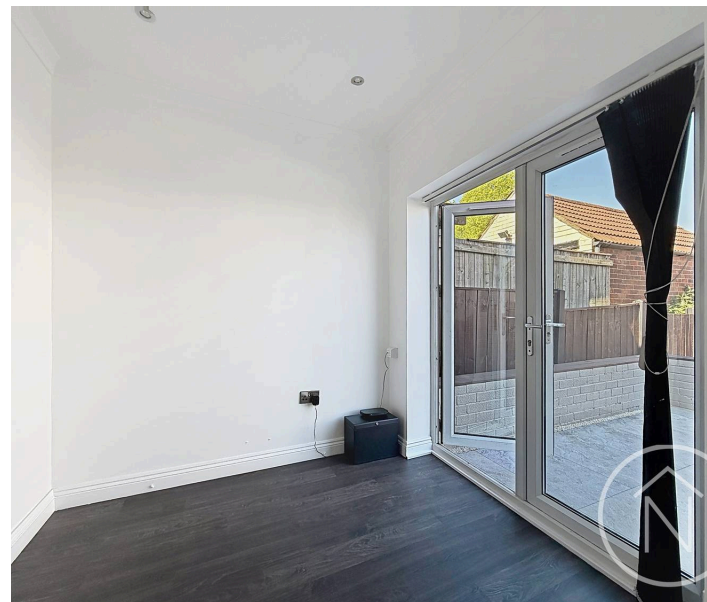
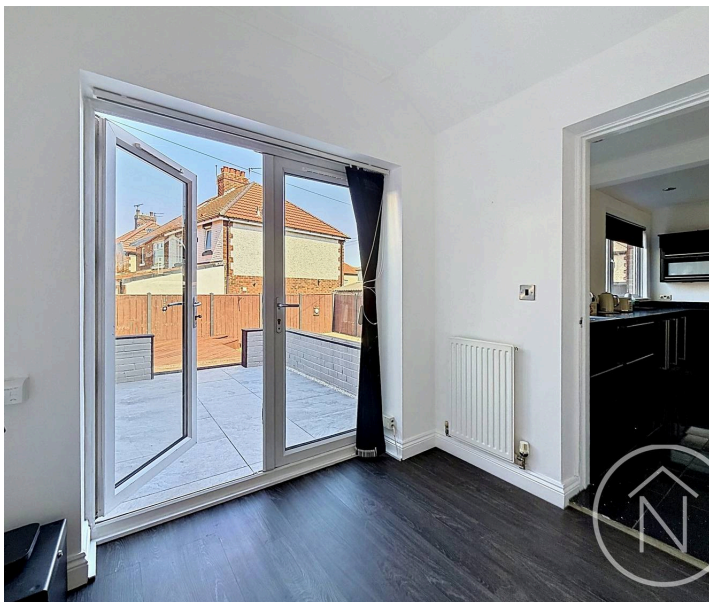
16' 7" x 12' 2" (5.05m x 3.70m)

**Bedroom 3**

11' 6" x 10' 11" (3.51m x 3.33m)

**Garage**

18' 0" x 7' 10" (5.48m x 2.40m)





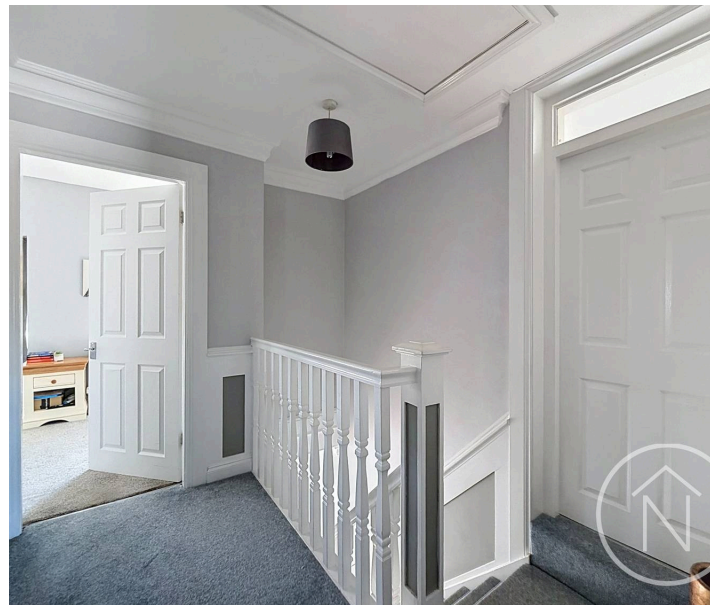
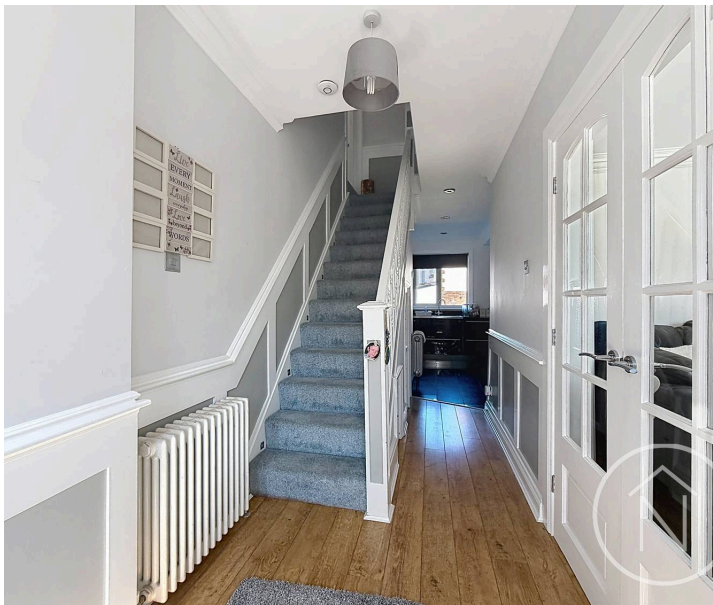
**GARDEN**

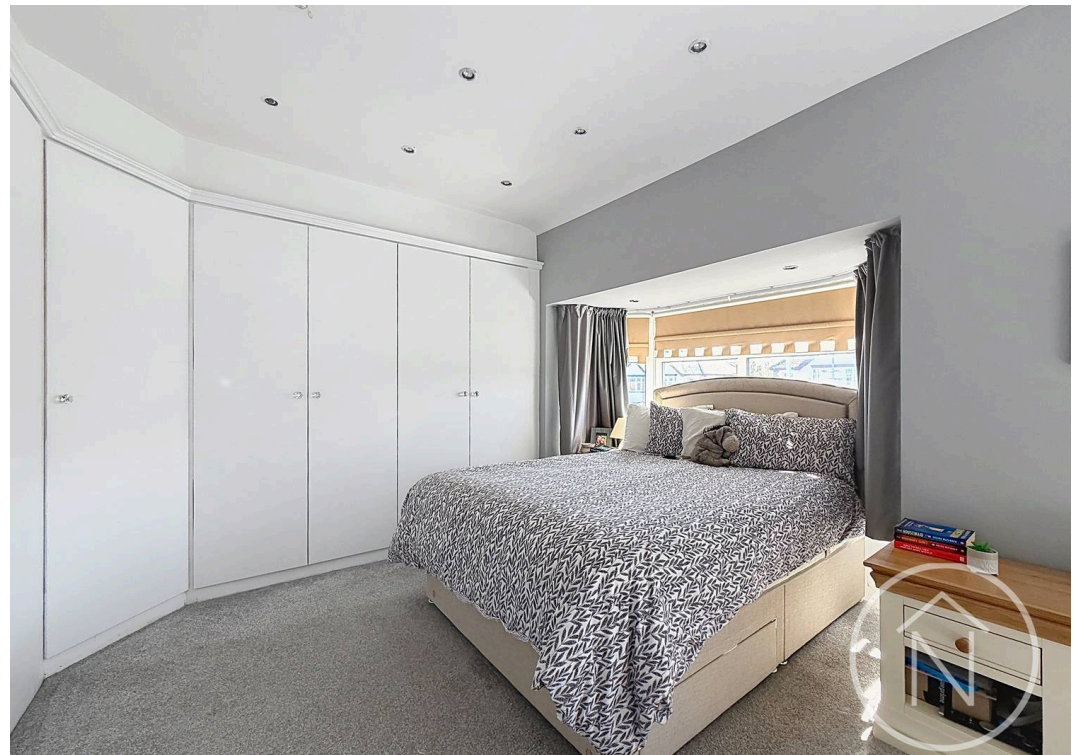
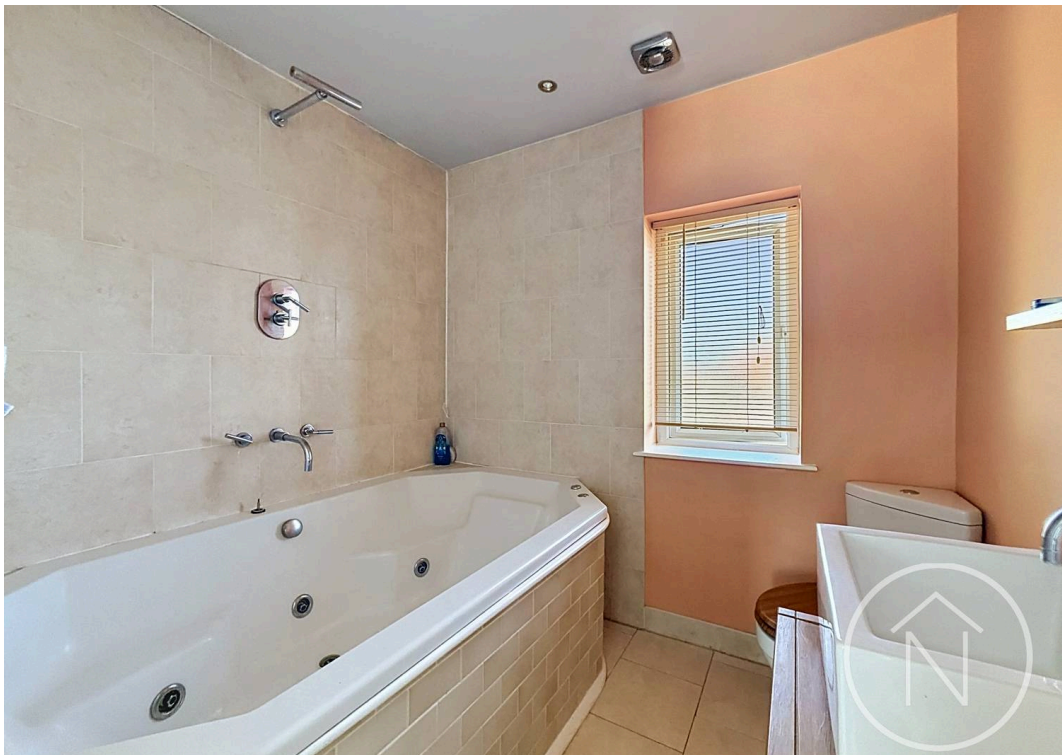
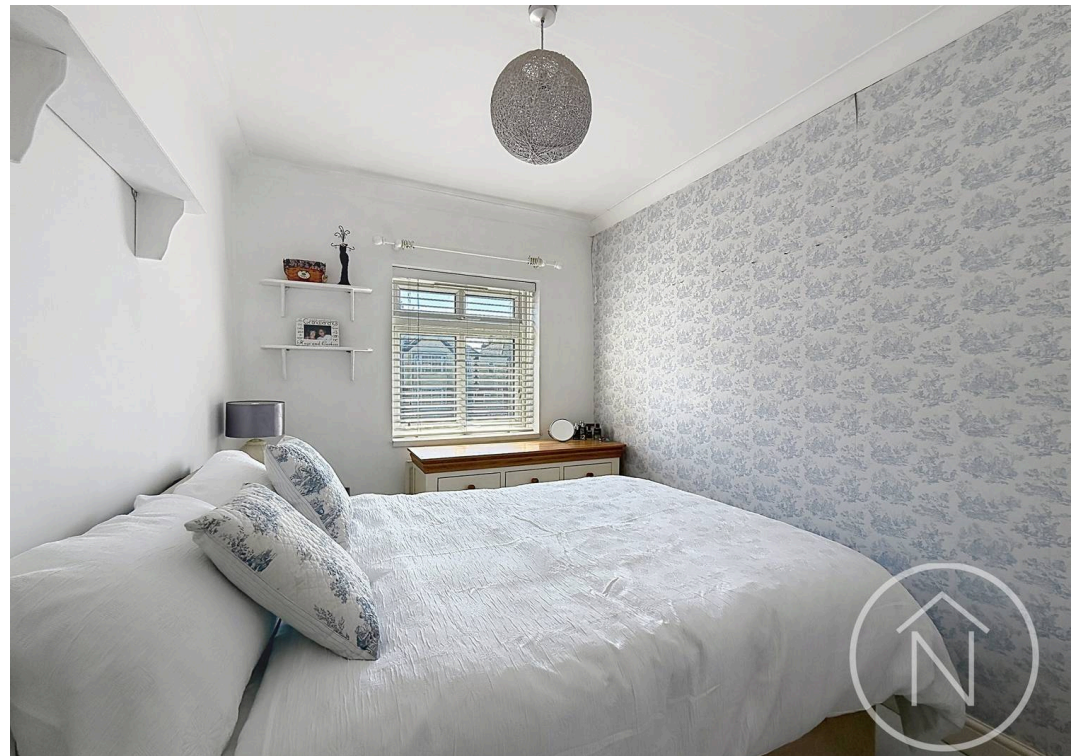
**GARAGE**

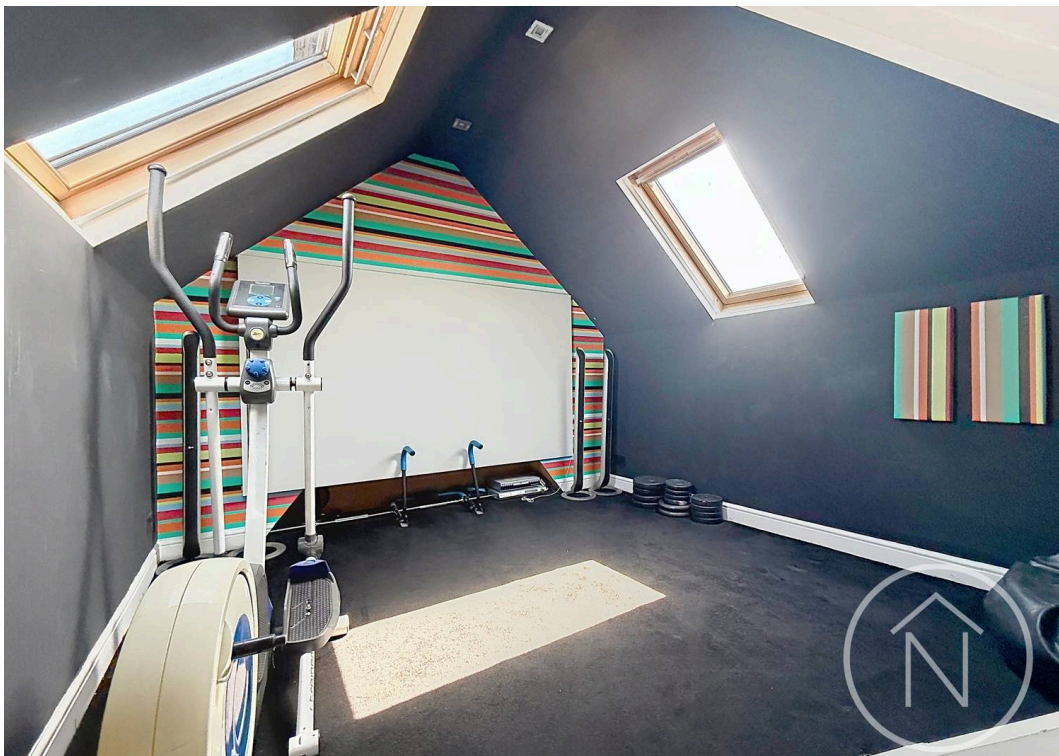
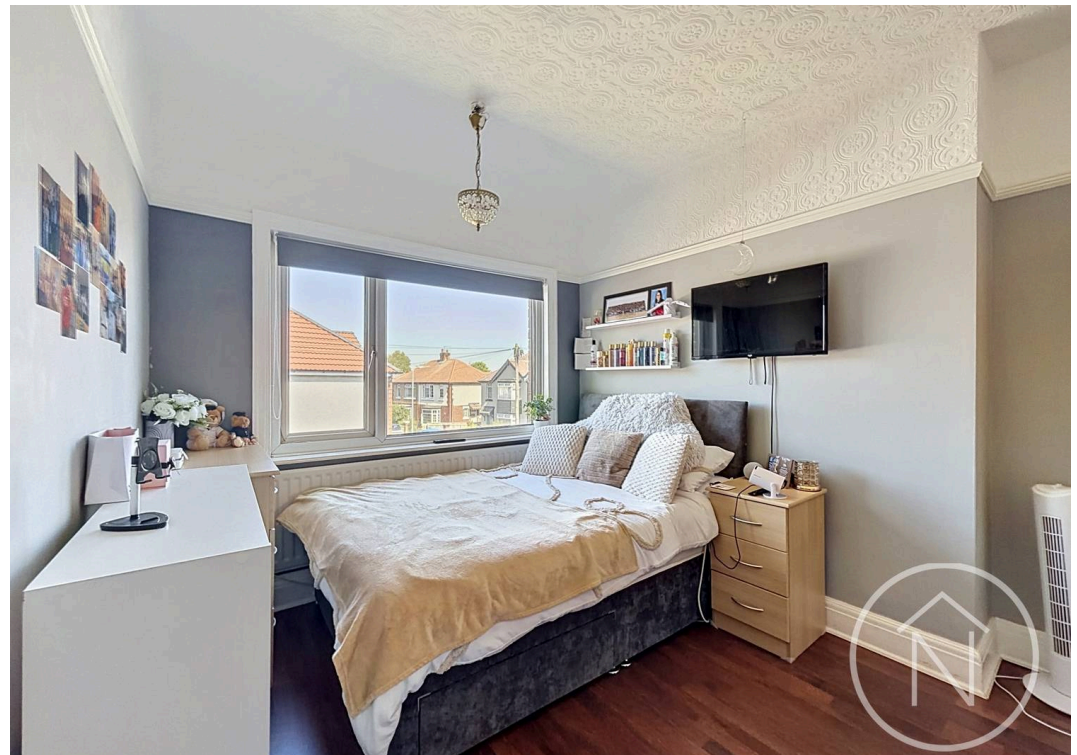
Single Garage

**DRIVEWAY**

2 Parking Spaces

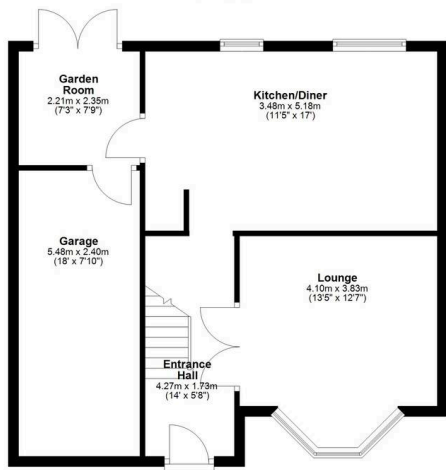






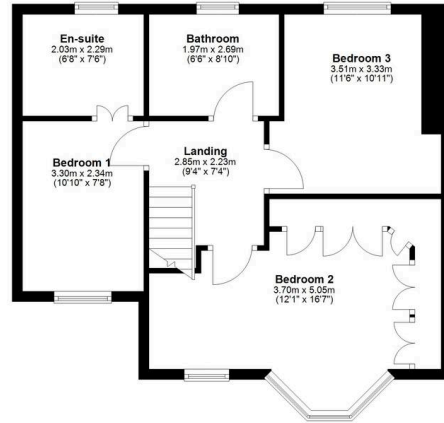
### Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)  
(excluding Garage)



### First Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



Total area: approx. 97.5 sq. metres (1049.3 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.