



Speeton Close, Billingham - TS23 3YH



In Excess of £200,000



Speeton Close

Billingham

Looking for a detached family home with a standout garden in a quiet Billingham cul-de-sac? This could be the one.

Positioned on **Speeton Close**, this well-presented three-bedroom detached home occupies a **generous corner plot**, offering a larger than average rear garden, ideal for families and those who love outdoor space.

The ground floor features a **spacious lounge** to the front and a **modern open-plan kitchen/diner** to the rear, with French doors opening out onto the garden, perfect for everyday living and entertaining.

To the first floor are **three well-proportioned bedrooms** and a **family bathroom**.

Externally, the property benefits from a **driveway providing off-street parking for multiple vehicles**, leading to a **detached garage**.

Further benefits include **UPVC double glazing** and **gas central heating**.

A great opportunity to secure a detached home in a sought-after location, early viewing is recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Entrance Hall

Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

Kitchen / diner

15' 5" x 10' 10" (4.69m x 3.29m)

Landing

8' 9" x 6' 0" (2.67m x 1.82m)

Bathroom

6' 9" x 6' 0" (2.07m x 1.82m)

Bedroom 1

12' 2" x 9' 1" (3.71m x 2.77m)

Bedroom 2

10' 0" x 9' 1" (3.05m x 2.77m)

Bedroom 3

9' 0" x 6' 9" (2.74m x 2.07m)





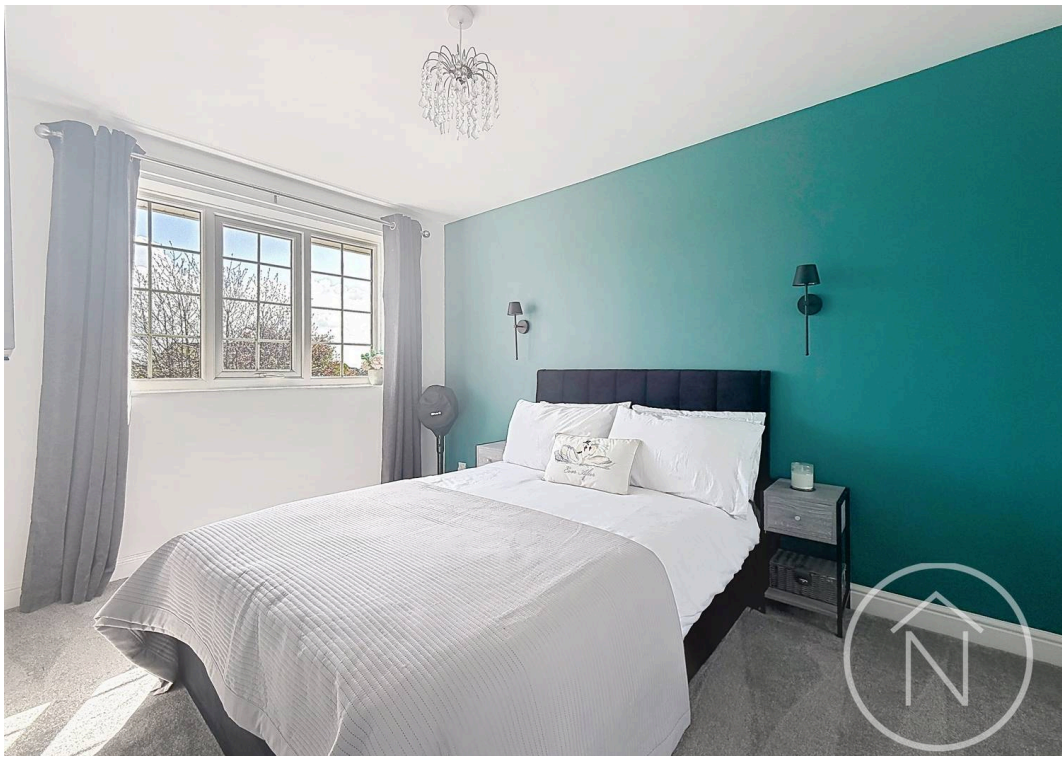
GARDEN

GARAGE

DRIVEWAY

ON STREET

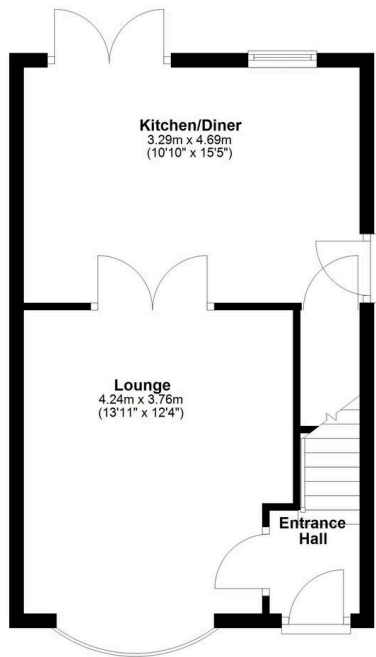






Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



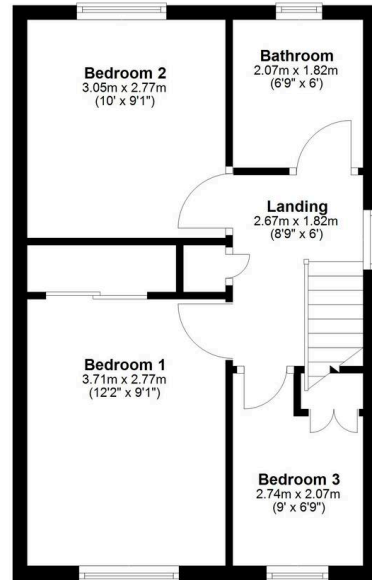
Kitchen/Diner
3.29m x 4.69m
(10'10" x 15'5")

Lounge
4.24m x 3.76m
(13'11" x 12'4")

**Entrance
Hall**

First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Bedroom 2
3.05m x 2.77m
(10' x 9'1")

Bathroom
2.07m x 1.82m
(6'9" x 6')

Landing
2.67m x 1.82m
(8'9" x 6')

Bedroom 1
3.71m x 2.77m
(12'2" x 9'1")

Bedroom 3
2.74m x 2.07m
(9' x 6'9")

Total area: approx. 72.6 sq. metres (781.0 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.