



Surrey Terrace, Billingham - TS23 4AG



In Excess of £120,000



Surrey Terrace, Billingham

This well-presented three bedroom mid-terrace property is offered to the market with no onward chain, making it an ideal opportunity for first time buyers and investors alike. The accommodation is thoughtfully arranged and begins with a welcoming entrance that leads into a spacious lounge featuring a bay window, providing ample natural light and a comfortable setting for relaxation. There is a separate dining room, perfect for entertaining or family meals, which flows through to a well-appointed kitchen. The ground floor also benefits from a convenient wc. Upstairs, the landing gives access to three bedrooms and a family bathroom. The property features UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency all year round. With its practical layout and neutral décor, this home is ready for immediate occupation and offers scope for personalisation. Located in a popular residential area with access to local amenities and transport links, this property represents a fantastic opportunity to acquire a spacious and versatile home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Entrance hall

Lounge

15' 5" x 13' 3" (4.69m x 4.05m)

Dining room

16' 8" x 10' 1" (5.08m x 3.07m)

Kitchen

11' 0" x 7' 5" (3.36m x 2.27m)

Wc

Bathroom

6' 0" x 2' 7" (1.84m x 0.80m)

Bedroom 1

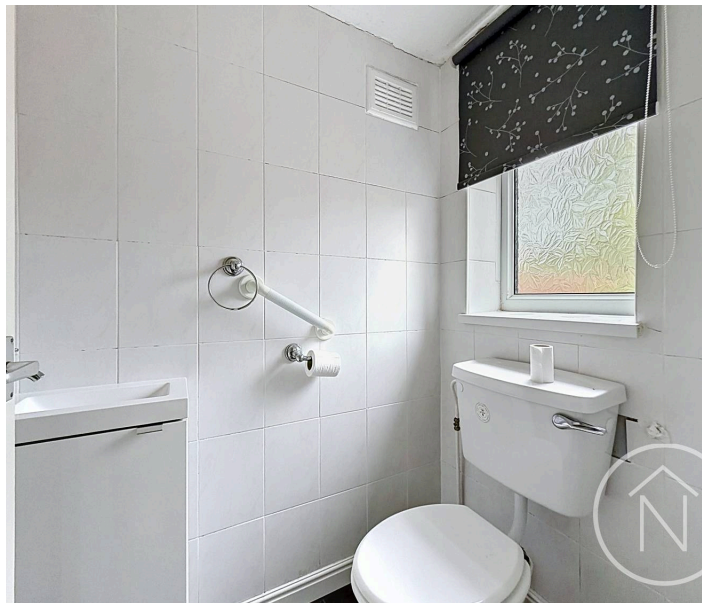
12' 4" x 12' 2" (3.76m x 3.72m)

Bedroom 2

12' 2" x 9' 1" (3.72m x 2.77m)

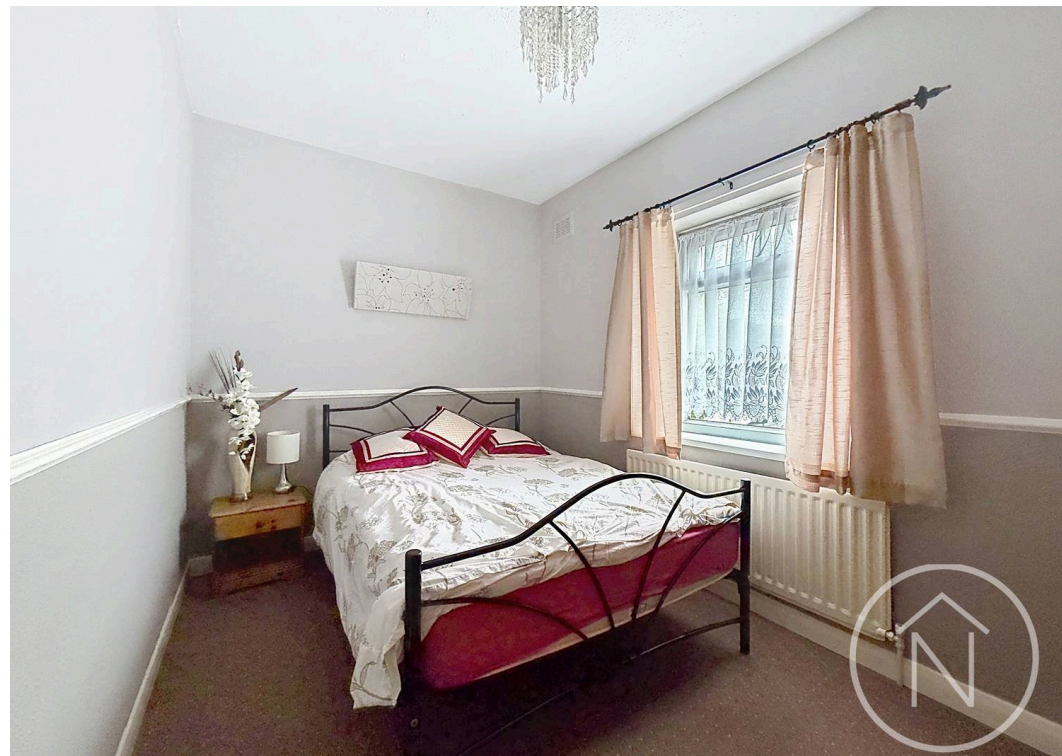
Bedroom 3

7' 10" x 6' 0" (2.40m x 1.84m)



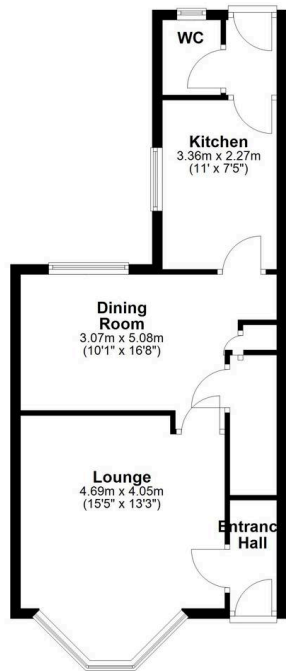
GARDEN





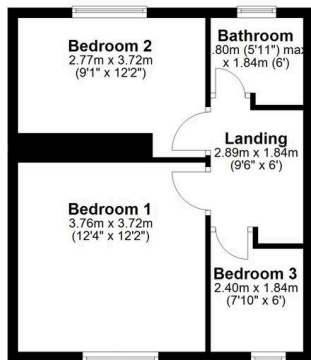
Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 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.