



Scotney Road, Billingham - TS23 2AG



In Excess of £100,000



## Scotney Road

Billingham

This spacious three bedroom semi-detached home offers an excellent opportunity for families and first-time buyers, with the added benefit of no onward chain. The property is well presented and features UPVC double glazing and gas central heating for comfort and efficiency. Upon entering, you are welcomed by a porch that leads into the dining room. The accommodation also includes a lounge and a bright conservatory, ideal for entertaining or enjoying natural light throughout the year. The kitchen is fitted with ample storage and worktop space. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom. Additional features include a driveway and a garage, offering ample parking and storage solutions and gardens to both the front & rear. This home is conveniently located for local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and practicality.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



**Porch**

4' 7" x 3' 0" (1.39m x 0.92m)

**Dining Room**

9' 7" x 9' 5" (2.91m x 2.87m)

**Kitchen**

11' 0" x 9' 9" (3.35m x 2.96m)

**Lounge**

19' 8" x 11' 3" (5.99m x 3.44m)

**Conservatory**

10' 5" x 8' 0" (3.18m x 2.44m)

**Bathroom**

7' 7" x 5' 6" (2.31m x 1.68m)

**Bedroom 1**

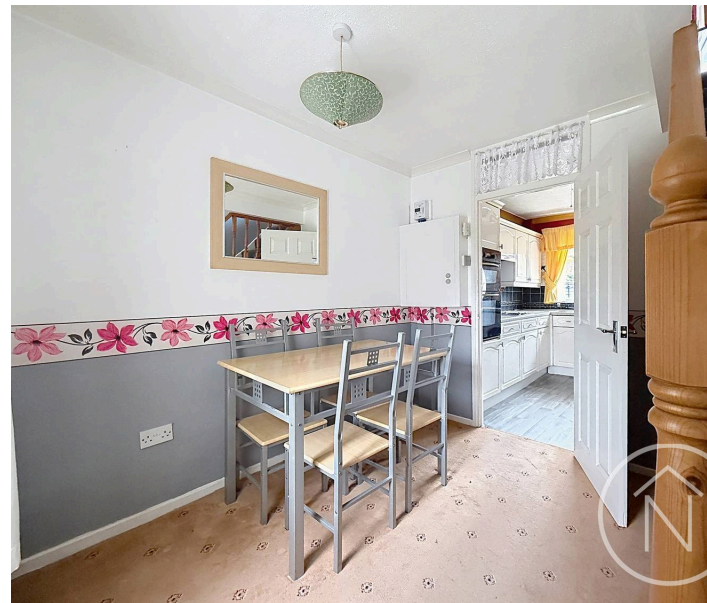
11' 7" x 10' 8" (3.53m x 3.24m)

**Bedroom 2**

13' 7" x 8' 10" (4.15m x 2.68m)

**Bedroom 3**

10' 10" x 6' 5" (3.30m x 1.95m)





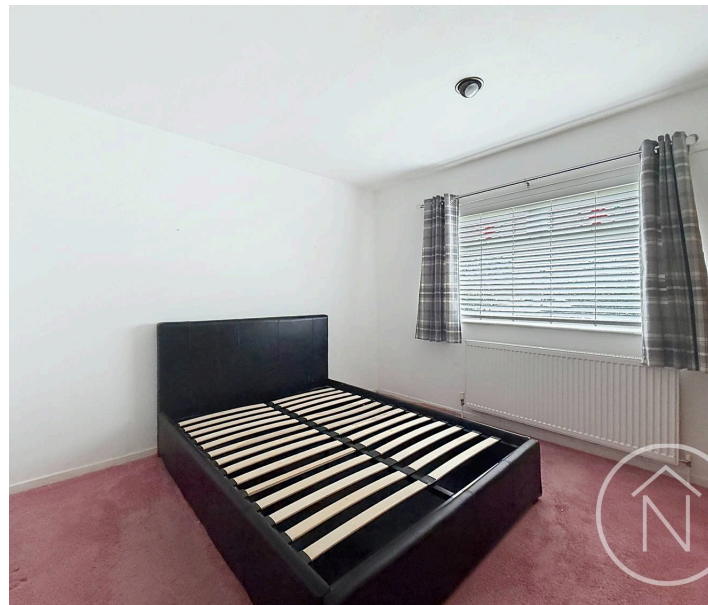
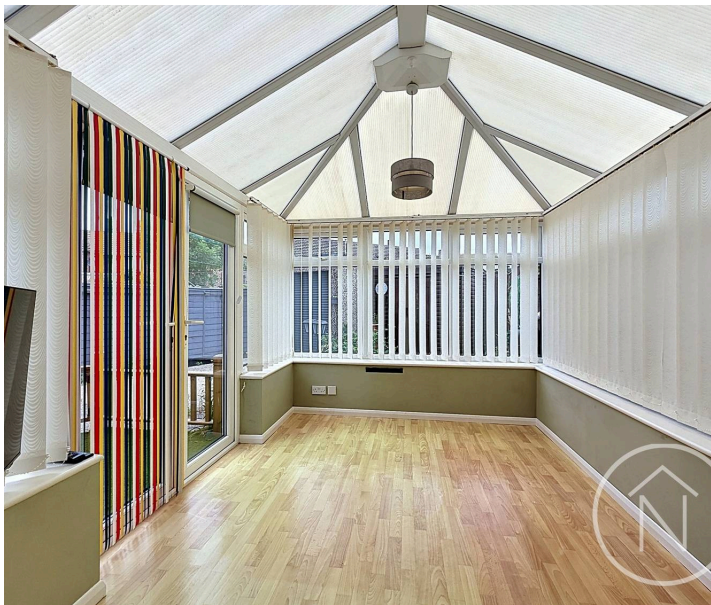
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

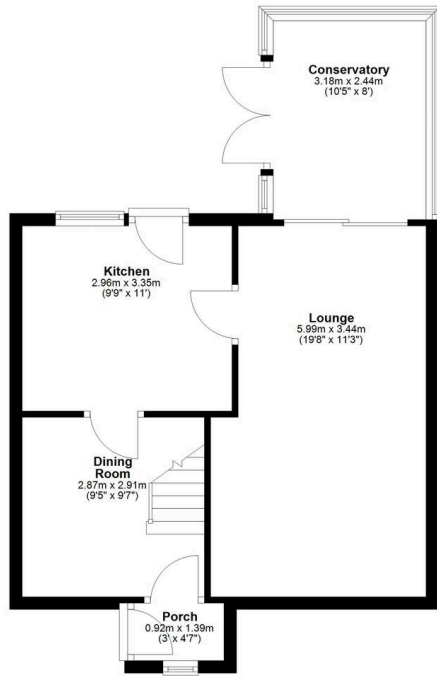
2 Parking Spaces





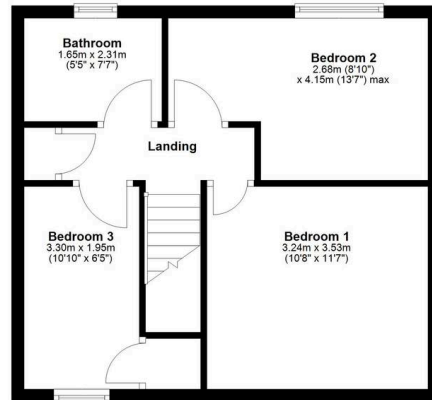
### Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 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.