



Pendle Crescent, Billingham - TS23 2RA



In Excess of £120,000



14 Pendle Crescent, Billingham

This well maintained three bedroom end terrace property is offered to the market with no onward chain, making it an ideal choice for both first time buyers and investors. Situated in a convenient location close to Billingham town centre, shops, bus routes and a range of local amenities, the property provides easy access to daily necessities and transport links. The accommodation is thoughtfully arranged and comprises a welcoming porch and hallway, a spacious lounge, a separate dining room and a functional kitchen. Upstairs, the landing leads to three well proportioned bedrooms, a bathroom and a separate WC, offering flexibility for family living. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Off street parking adds further convenience for residents. This home is presented in a clean and tidy condition, ready for buyers to move in and personalise to their own taste. With its practical layout and excellent location, this property represents a superb opportunity for those looking to settle in a popular area.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



Porch

7' 7" x 3' 7" (2.31m x 1.08m)

Entrance Hall

13' 0" x 6' 3" (3.95m x 1.90m)

Lounge

13' 5" x 13' 0" (4.08m x 3.95m)

Dining Room

11' 7" x 7' 9" (3.52m x 2.35m)

Kitchen

11' 11" x 11' 7" (3.63m x 3.54m)

Landing

11' 4" x 6' 0" (3.46m x 1.83m)

Bathroom

5' 5" x 5' 1" (1.65m x 1.54m)

WC

Bedroom 1

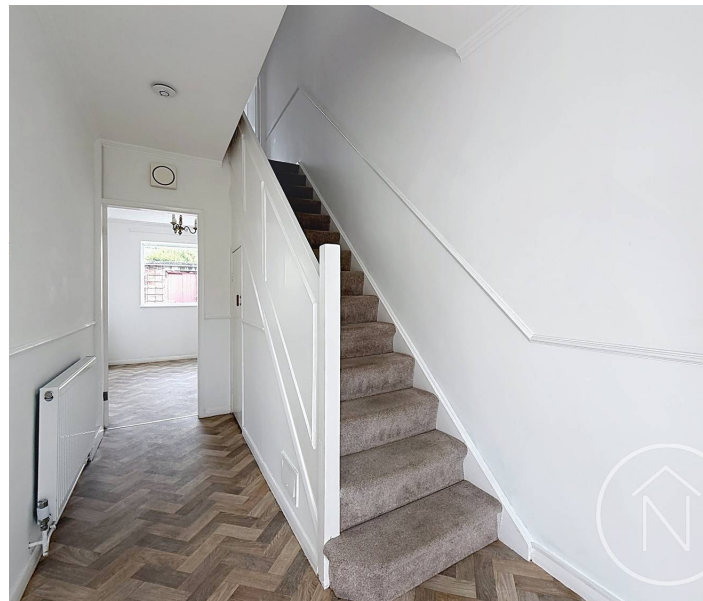
13' 9" x 11' 5" (4.20m x 3.48m)

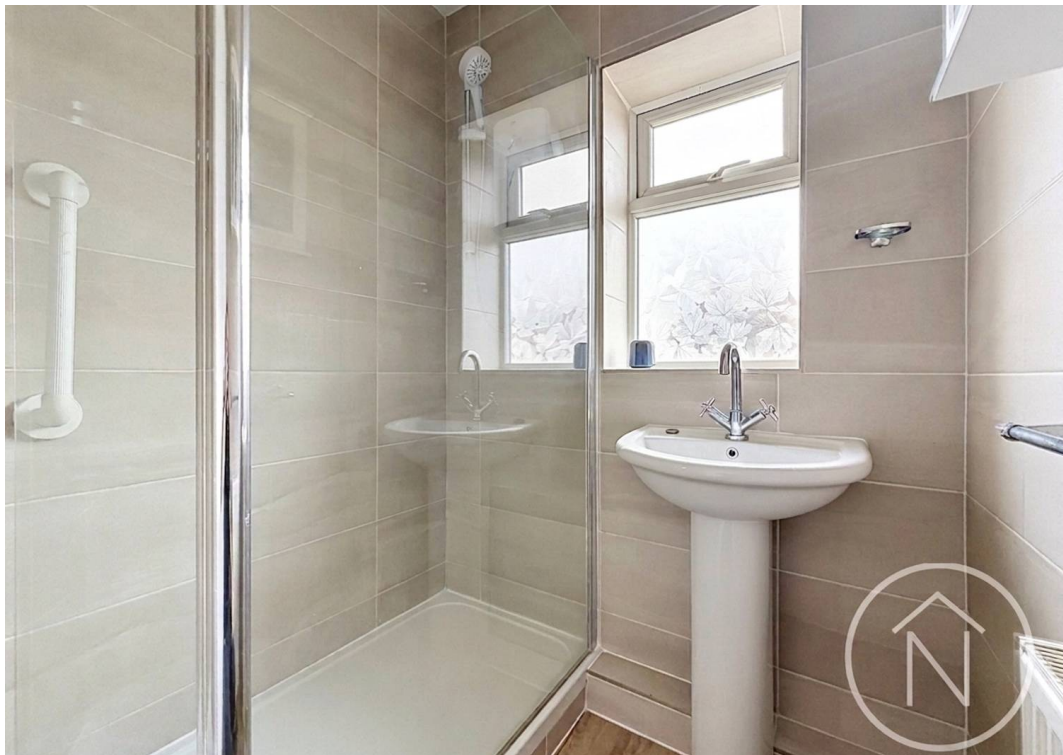
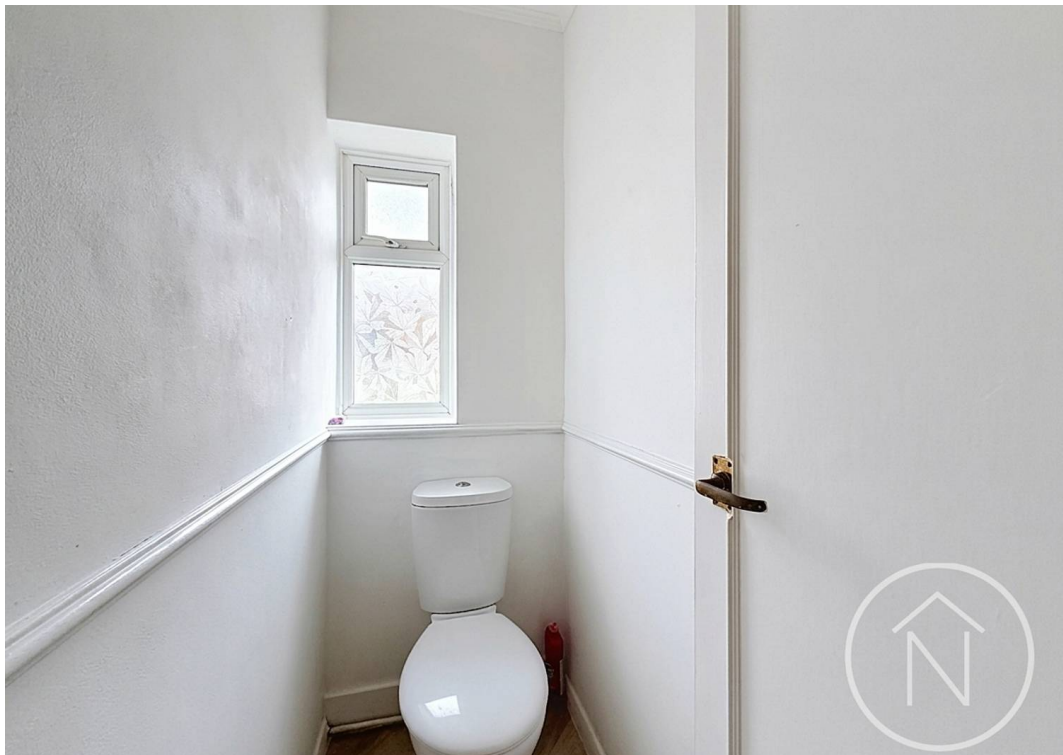
Bedroom 2

11' 7" x 11' 4" (3.54m x 3.45m)

Bedroom 3

9' 4" x 7' 4" (2.84m x 2.23m)

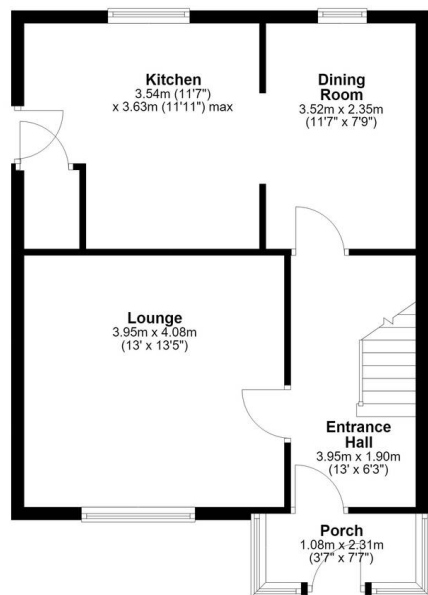






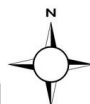
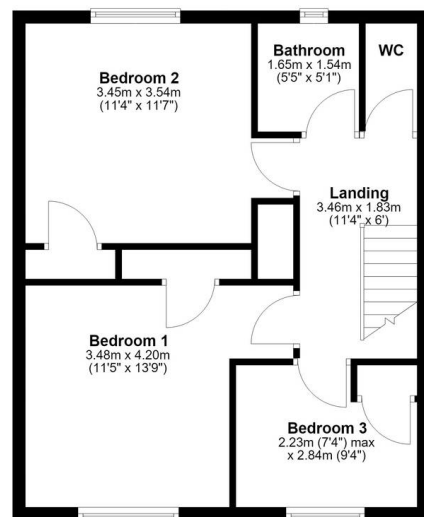
Basement

Approx. 48.8 sq. metres (525.7 sq. feet)



Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 95.2 sq. metres (1025.2 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.