



Shelley Close, Billingham - TS23 3FE



Offers Invited Between £250,000 And £260,000



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Billingham

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This well maintained four bedroom detached home is situated in a quiet cul-de-sac, offering a peaceful setting with convenient access to local amenities and transport links. The property is available with no onward chain, providing a straightforward purchase opportunity. Inside, the accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room, a fitted kitchen, and a practical utility room. There is also a ground floor WC for added convenience. Upstairs, the landing leads to four generously sized bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom. The home benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency. Additional features include off street parking and a garage (ideal for storage or secure vehicle parking). The property has been well cared for by the current owners and presents an excellent opportunity for buyers looking to personalise their next home. This is a fantastic chance to acquire a spacious family property in a desirable location.

Council Tax band: E | Tenure: Freehold | EPC Rating:



Entrance Hall

Lounge

15' 9" x 10' 11" (4.80m x 3.34m)

Dining Room

10' 11" x 8' 10" (3.34m x 2.70m)

Kitchen

12' 1" x 9' 0" (3.68m x 2.74m)

Utility Room

8' 10" x 4' 11" (2.69m x 1.51m)

Wc

7' 5" x 3' 1" (2.27m x 0.94m)

Bathroom

8' 9" x 5' 5" (2.67m x 1.66m)

Bedroom 1

11' 0" x 9' 11" (3.35m x 3.02m)

En-suite

9' 2" x 5' 1" (2.80m x 1.56m)

Bedroom 2

11' 3" x 9' 10" (3.43m x 3.00m)

Bedroom 3

12' 9" x 7' 9" (3.89m x 2.36m)

Bedroom 4

10' 2" x 9' 11" (3.09m x 3.02m)





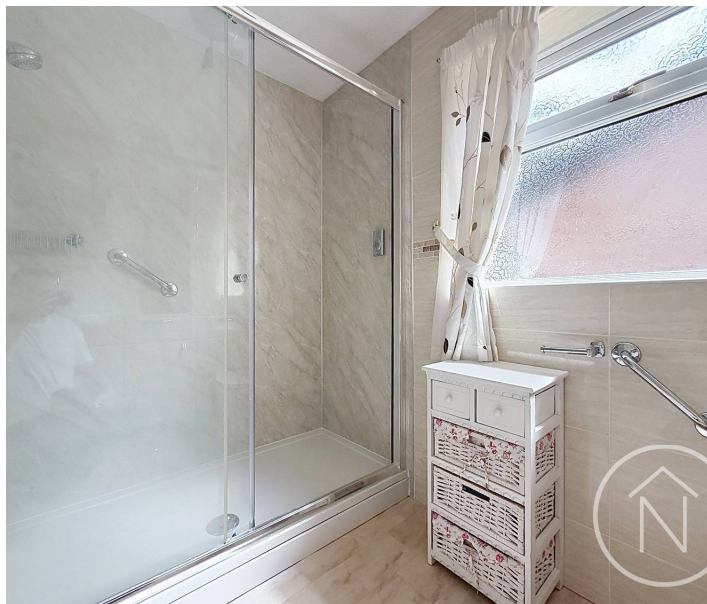
GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

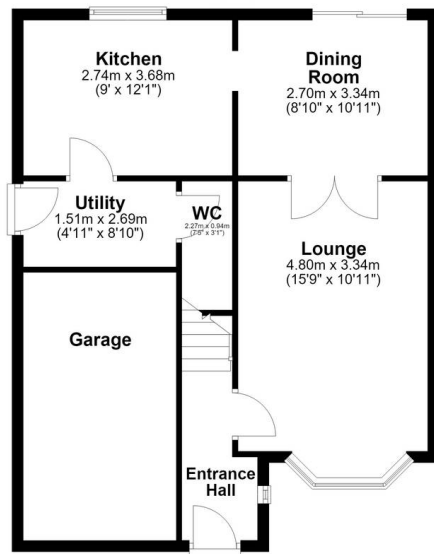






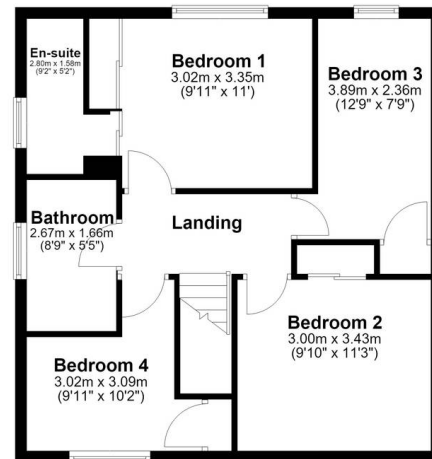
Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)
(excluding Garage)



First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 101.9 sq. metres (1096.5 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.