



Braemar Road, Billingham, TS23 2AN



Offers In Excess £170,000



Braemar Road

Billingham

This beautifully extended three bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families or those seeking flexible living arrangements. The property welcomes you with a bright entrance hall that leads directly into a stunning open plan kitchen, dining and living area, designed to be the heart of the home and perfect for modern family life. The kitchen is well appointed with contemporary fittings and ample storage, seamlessly flowing into the generous dining and living spaces, creating an inviting environment for both every-day living and entertaining guests. Wide doors provide easy access from the living area, enhancing the sense of light and space throughout. The ground floor also benefits from a thoughtfully designed bedroom with an en-suite wet room, featuring widened doors to ensure excellent disabled access, which is ideal for guests or multi-generational living. Upstairs, you will find two further double bedrooms, each offering plenty of space for relaxation and storage. The family bathroom is well presented, and there is a separate WC for added convenience. Additional features include off street parking, a large garage providing excellent storage or workshop space, and a versatile summer house that could be used as a home office, gym or hobby room (subject to requirements). The property occupies a large plot, offering a sense of privacy. With its blend of practical features and stylish finishes, this home is ready to move into and provides an excellent opportunity for families seeking a well located, spacious property with flexible living options. The combination of open plan living, ground floor accessible bedroom and high quality fittings throughout ensures this home will appeal to a wide range of buyers.

Council Tax band: A | Tenure: Freehold | EPC Energy Efficiency Rating:



Entrance Hall

10' 5" x 4' 9" (3.18m x 1.46m)

Kitchen / diner

30' 4" x 20' 1" (9.24m x 6.11m)

Bedroom 3

10' 11" x 8' 2" (3.33m x 2.48m)

Wet Room

9' 8" x 7' 1" (2.94m x 2.17m)

Bathroom

7' 1" x 5' 5" (2.16m x 1.64m)

Wc

Bedroom 1

18' 9" x 10' 4" (5.71m x 3.16m)

Bedroom 2

12' 9" x 10' 1" (3.88m x 3.07m)





GARDEN

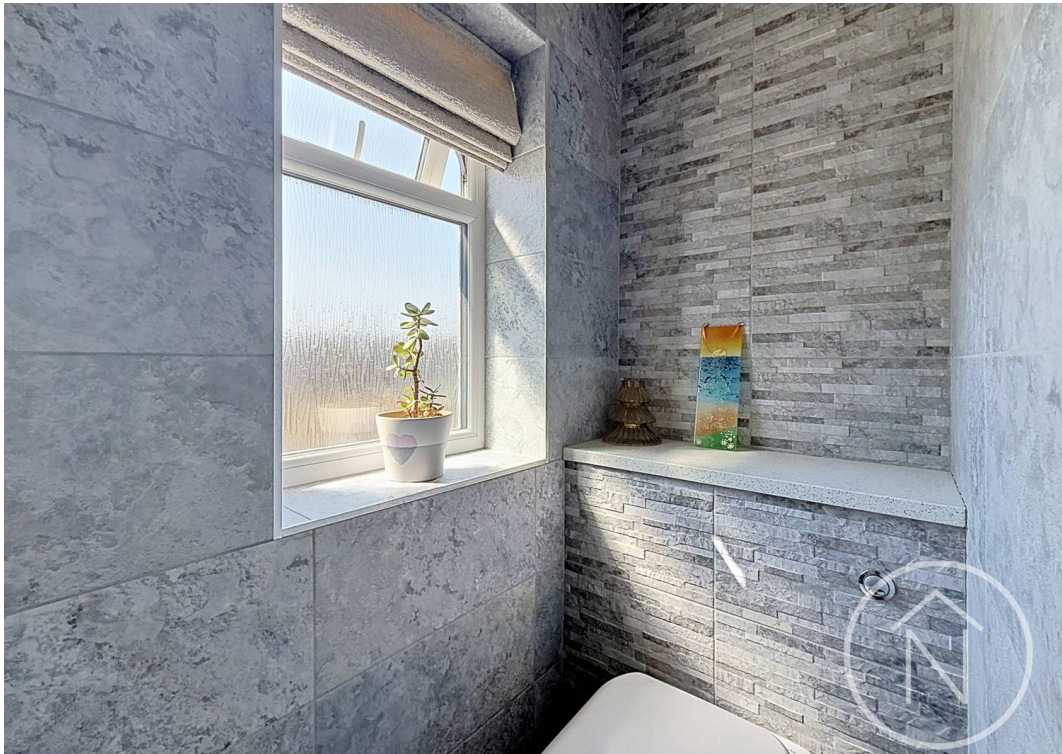
GARAGE

Single Garage

DRIVEWAY

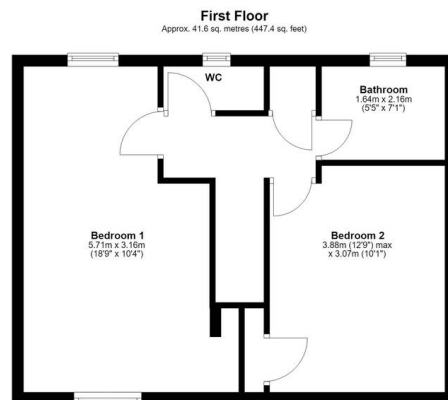
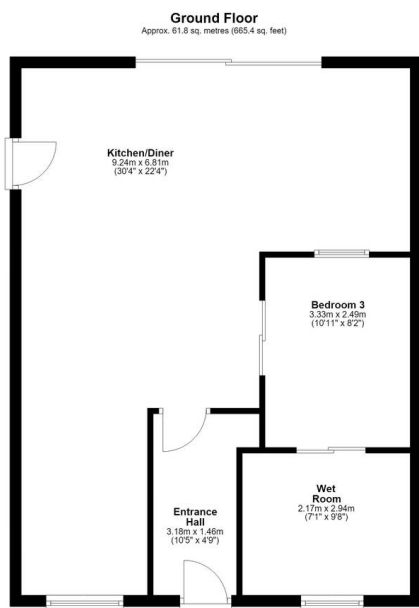
1 Parking Space











Total area: approx. 103.4 sq. metres (1112.8 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.