



Devon Crescent, Billingham



Offers Invited Between £120,000 and £130,000



## 2 Devon Crescent

Billingham, Billingham

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Upon entering, a generously sized entrance hall welcomes you into the property, providing a warm and inviting ambience. The lounge is bathed in natural light from the bay window, creating a bright and airy atmosphere. The modern kitchen diner showcases sleek finishes and is perfect for hosting dinner parties or casual family meals.

The ground floor has been extended to include a versatile family room, which can also be used as an additional reception room. To add to your convenience, a utility room and ground floor shower room have been thoughtfully designed.

Moving upstairs, a first-floor bathroom with a bath and separate shower caters to all your relaxation needs. Three well-proportioned bedrooms complete the accommodation, offering ample space for the whole family.

This property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort all year round. With a south-facing rear garden, sunlight will be a constant companion, providing the perfect setting for outdoor leisure and entertaining.

In summary, this beautifully extended and modern house offers a comfortable and contemporary lifestyle. Don't miss out on this exceptional opportunity to make it your own. Contact us today to arrange a viewing. Convenient parking is available with a garage and driveway.



**Entrance Hall**

13' 2" x 5' 10" (4.01m x 1.79m)

**Lounge**

14' 1" x 11' 9" (4.29m x 3.59m)

**Kitchen/Diner**

10' 6" x 18' 2" (3.20m x 5.54m)

**Utility**

4' 11" x 6' 5" (1.50m x 1.95m)

**Shower Room**

3' 3" x 6' 9" (1.00m x 2.06m)

**Family Room**

9' 4" x 10' 10" (2.84m x 3.31m)

**Landing**

8' 0" x 7' 9" (2.45m x 2.35m)

**Bedroom One**

13' 1" x 9' 11" (3.98m x 3.03m)

**Bedroom Two**

10' 4" x 11' 10" (3.14m x 3.61m)

**Bedroom Three**

8' 0" x 8' 0" (2.45m x 2.45m)

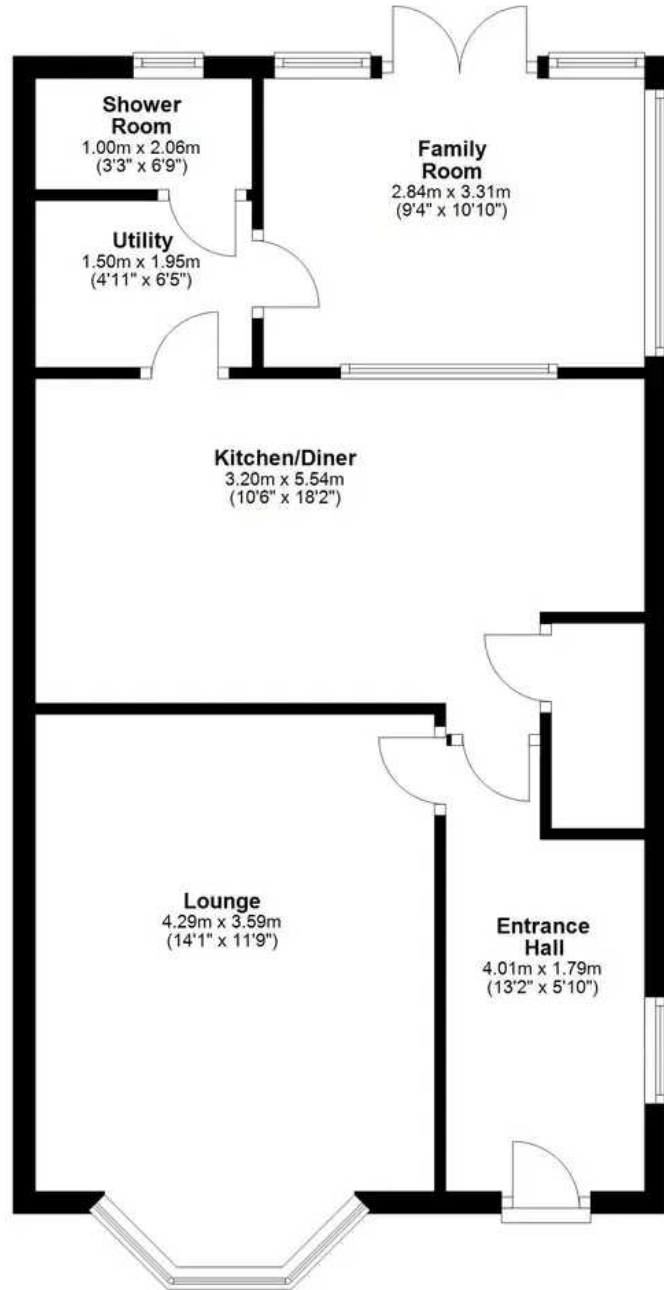






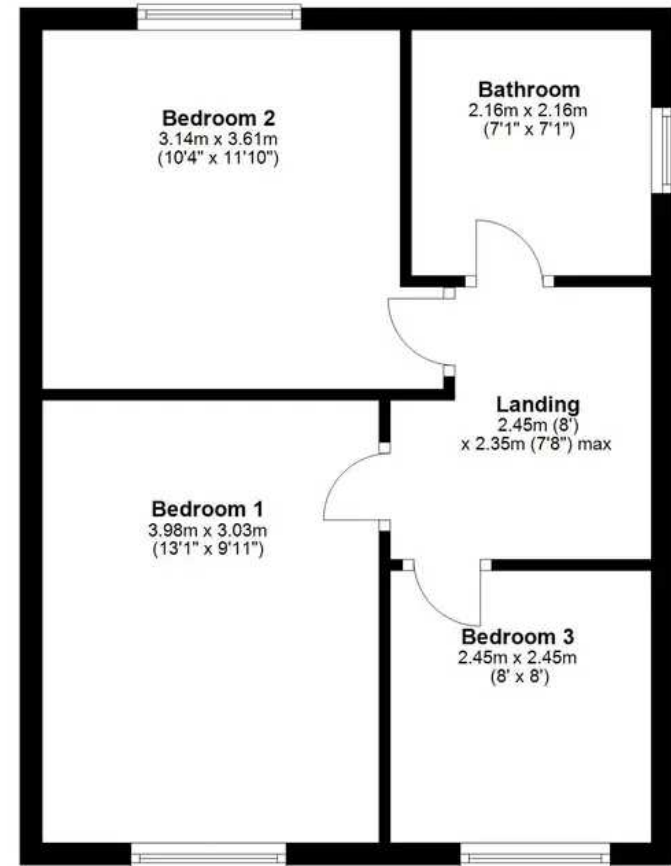
## Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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