

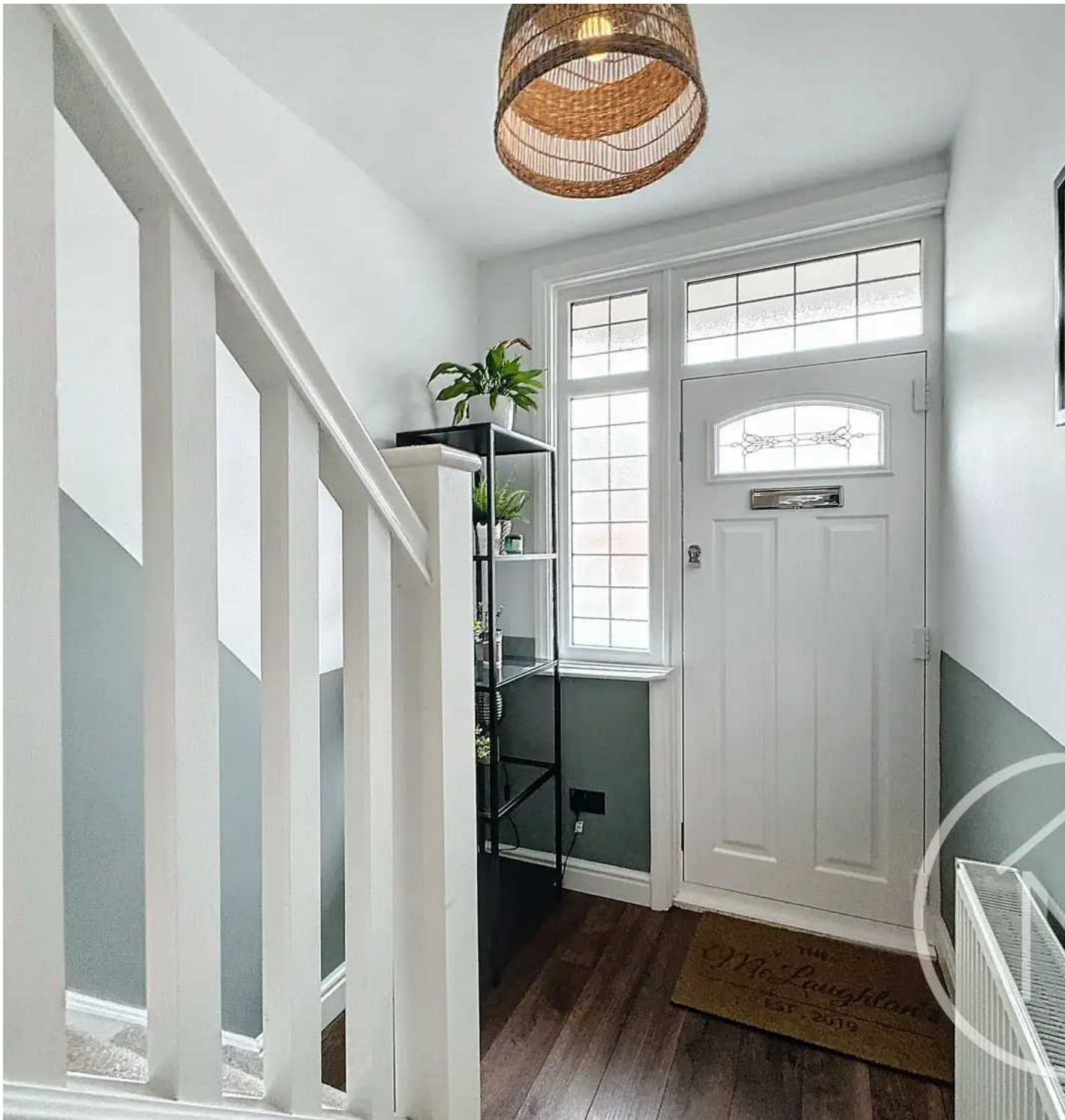


13 Conifer Crescent, Billingham  
Billingham



In Excess of £160,000





## 13 Conifer Crescent

Billingham, Billingham

We are delighted to present this attractive 3 bedroom semi-detached house, boasting a bay frontage that adds character and charm to the property's exterior. Situated in a sought-after residential area, this home offers comfortable living spaces and modern features throughout.

Upon entering the property, you are greeted by an inviting entrance hall, leading to a spacious lounge that seamlessly flows into the open-plan dining room. The abundance of natural light enhances the welcoming atmosphere, creating an ideal space for both relaxation and entertaining.

The property benefits from a well-designed conservatory, providing an additional area for relaxation and enjoying views of the beautifully maintained garden to the rear. The stylish kitchen adds a touch of contemporary sophistication, complete with ample storage space.

Upstairs, the property offers a well-appointed bathroom and three generously sized bedrooms, each offering a tranquil retreat for a restful night's sleep.

Furthermore, this property benefits from off-street parking, ensuring convenient and secure parking. Additional features include gas central heating and UPVC double glazing, enhancing energy efficiency and providing a comfortable living environment.

Conveniently located within close proximity to local amenities and excellent transport links, this property presents an excellent opportunity for those seeking a family home with modern appeal. Viewing is highly recommended to fully appreciate the charm and convenience this property exudes.

- Bay Fronted Three Bedroom Semi Detached
- Off Street Parking



#### Entrance Hall

12' 10" x 5' 7" (3.90m x 1.70m)

#### Lounge

9' 3" x 11' 9" (2.83m x 3.58m)

#### Dining Room

11' 1" x 11' 0" (3.37m x 3.35m)

#### Kitchen

16' 0" x 8' 3" (4.87m x 2.51m)

#### Conservatory

7' 1" x 7' 11" (2.17m x 2.41m)

#### Bathroom

5' 4" x 6' 3" (1.63m x 1.91m)

#### Bedroom One

10' 4" x 11' 0" (3.15m x 3.35m)

#### Bedroom Two

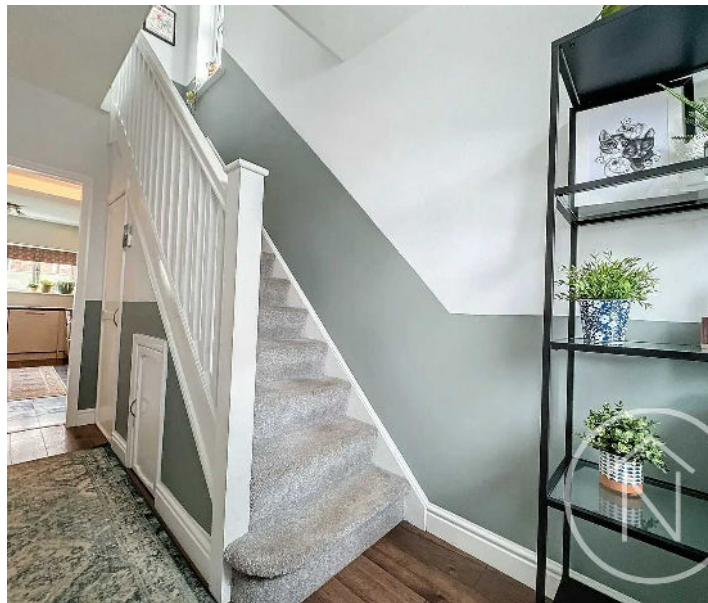
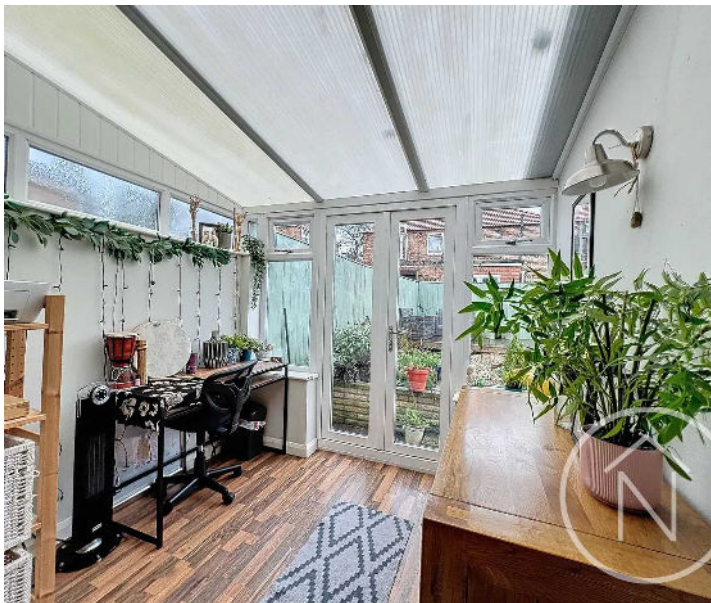
10' 4" x 10' 11" (3.14m x 3.34m)

#### Bedroom Three

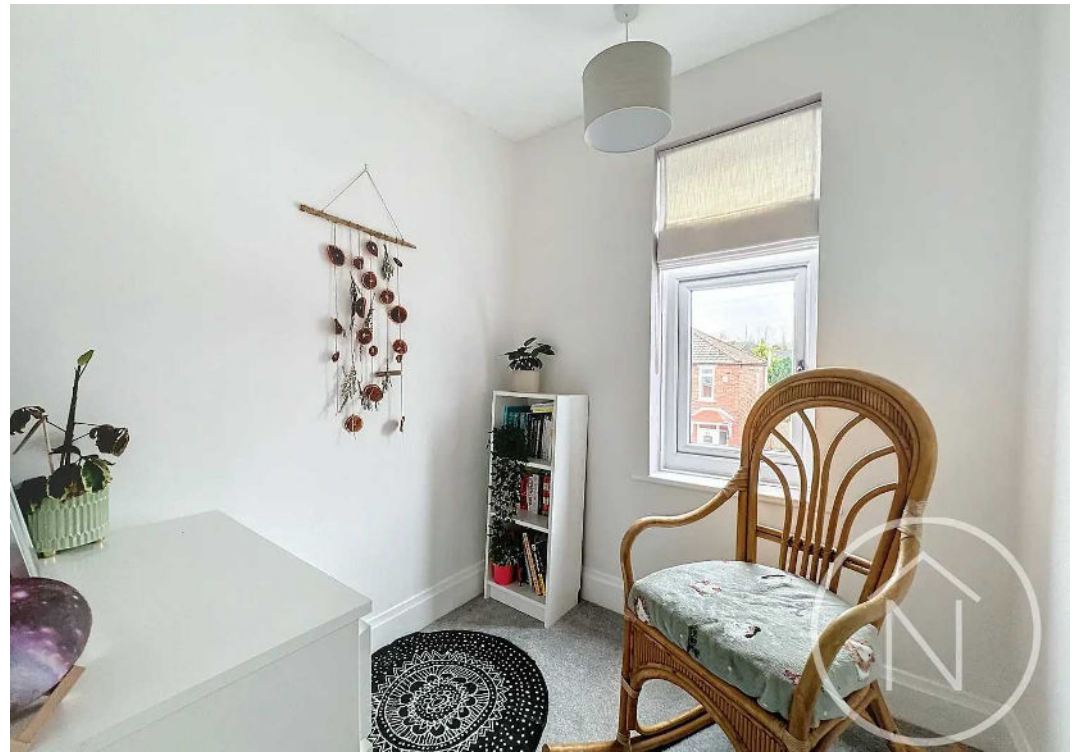
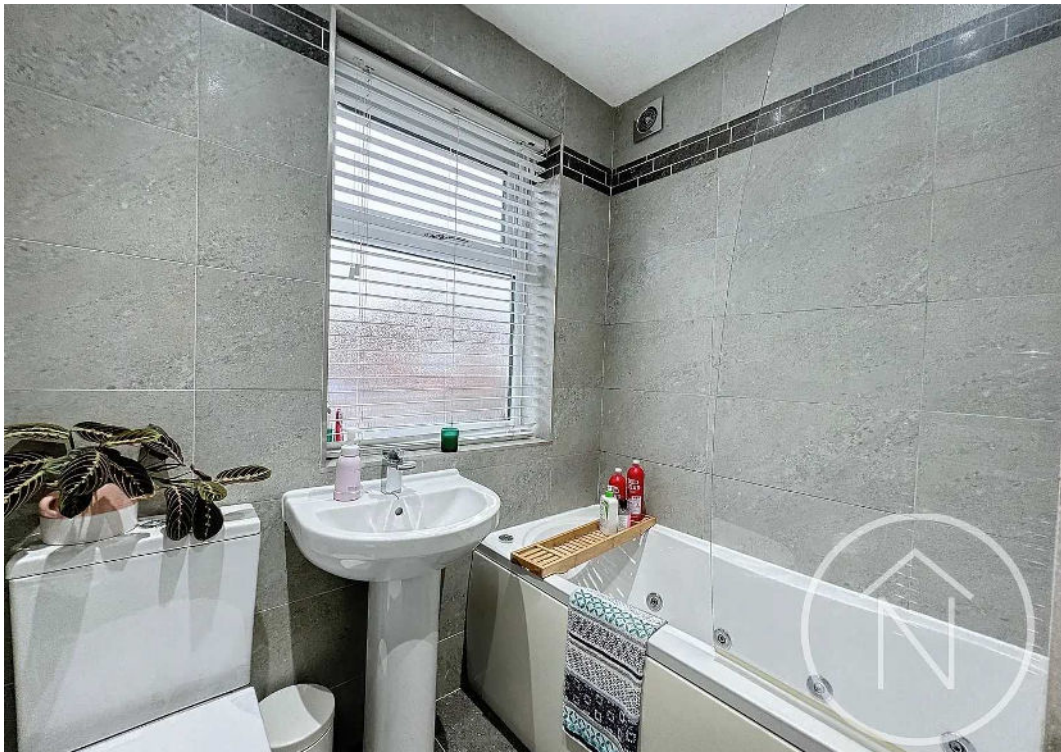
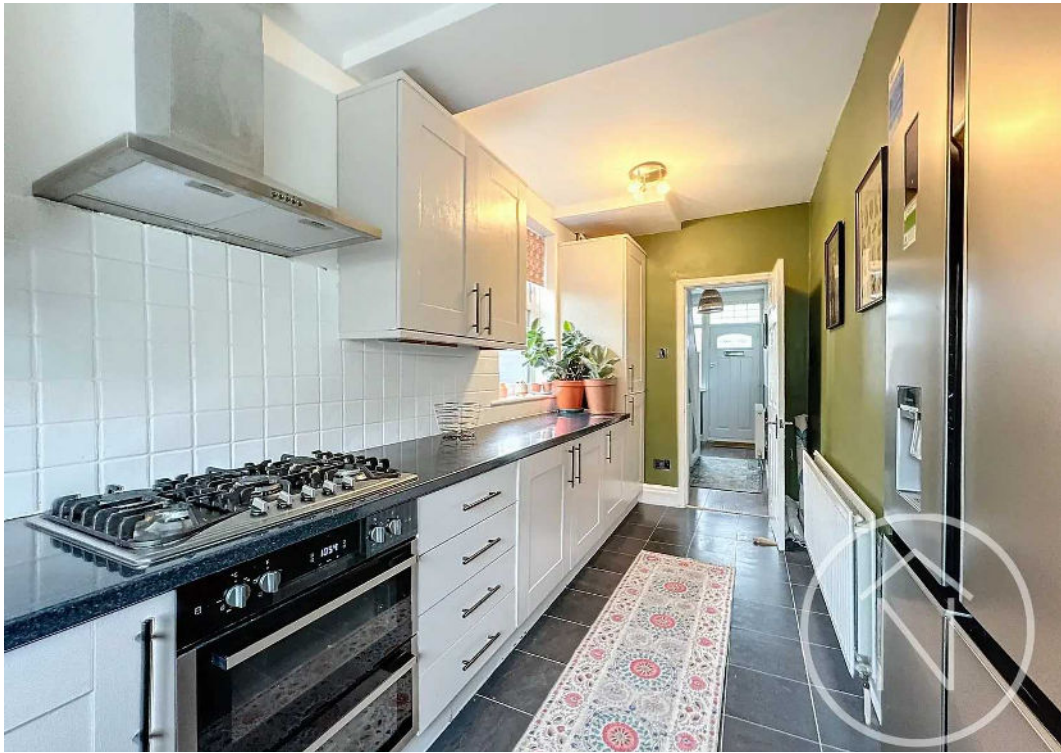
6' 5" x 6' 5" (1.96m x 1.96m)



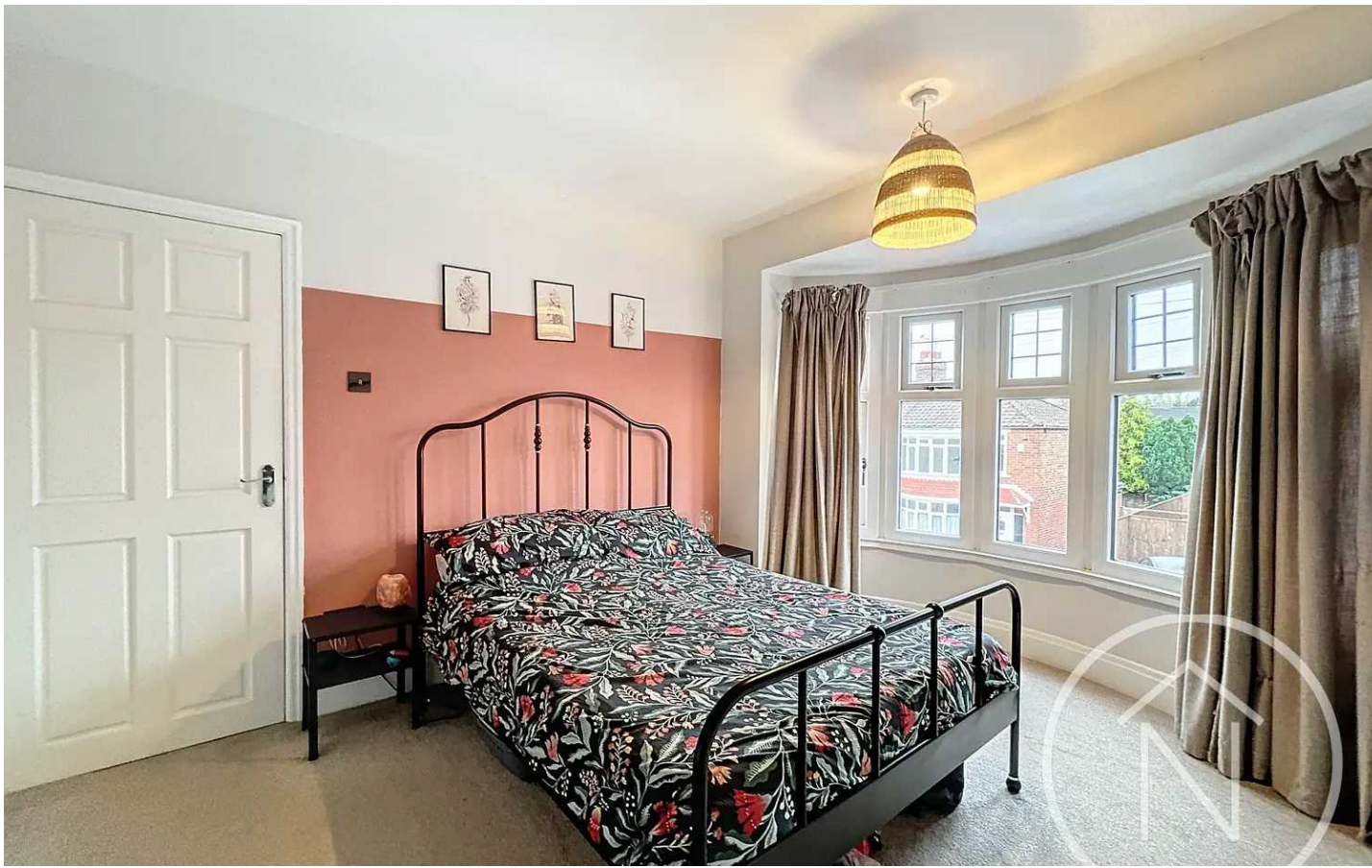












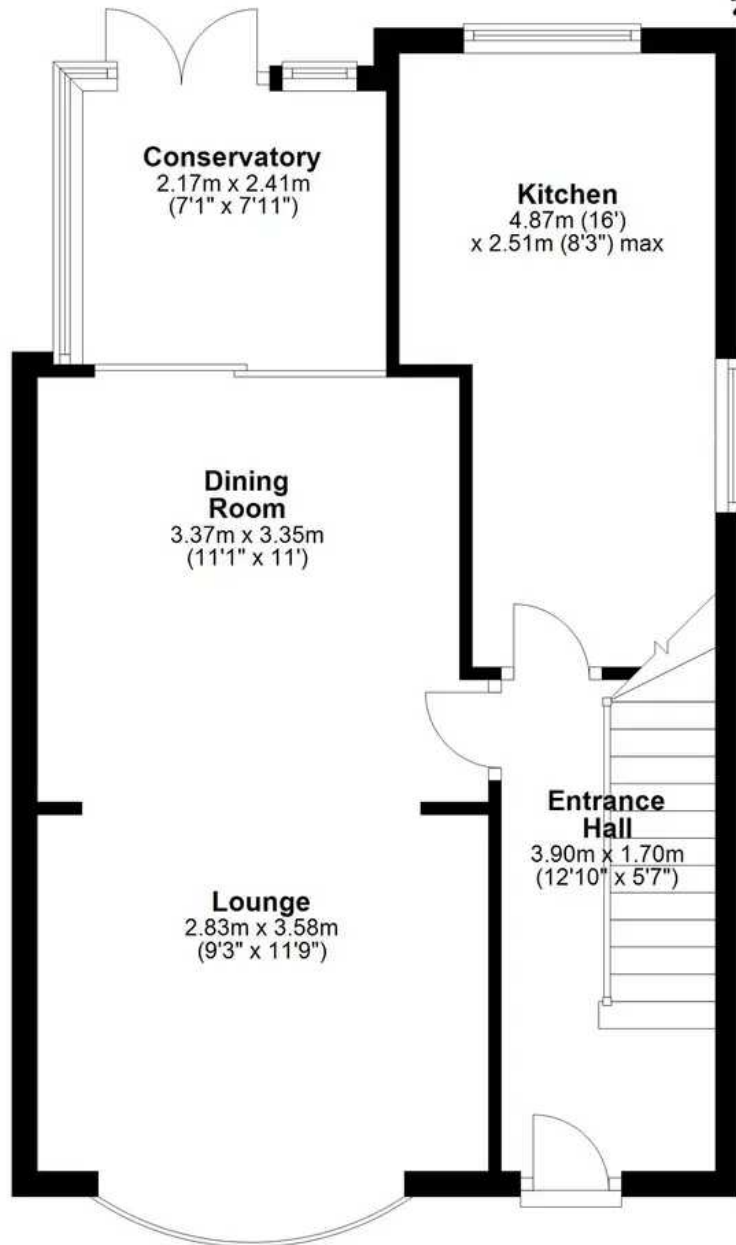






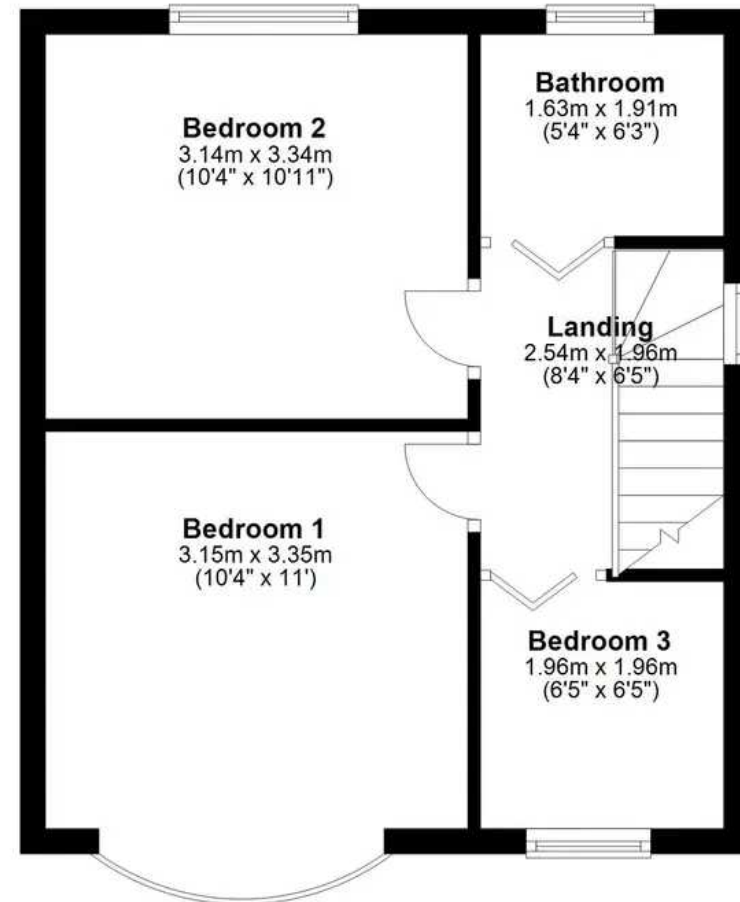
## Ground Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 81.0 sq. metres (871.6 sq. feet)

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





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222 • [billingham@northgates.net](mailto:billingham@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)

