



Annan Road, Billingham

Billingham



Offers Over £180,000



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Welcome to this charming three-bedroom link detached property located in the popular High Grange area of Billingham. As you step inside, you're greeted by a spacious porch leading into an inviting entrance hall, setting the tone for the rest of the home. The property boasts two reception rooms, including a cosy lounge/diner perfect for entertaining, a bright conservatory, and a well-equipped kitchen with a utility room for added convenience. With gas central heating and UPVC double glazing throughout, comfort is guaranteed all year round. Upstairs, you'll find a pristine bathroom and three generously-sized bedrooms, ensuring plenty of space for the whole family. The integral garage, accessed via the utility room, provides secure parking and extra storage solutions.

Step outside into the stunning rear garden, a true oasis offering a peaceful retreat from the hustle and bustle of every-day life. The well-maintained outdoor space is perfect for enjoying al fresco dining, gardening, or simply unwinding in the fresh air. A driveway alongside the garage provides ample parking for multiple vehicles. Don't miss this opportunity to make this delightful property your next home sweet home!

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.

Council Tax band: B

Tenure: Freehold



Porch

Entrance Hall

11' 8" x 5' 10" (3.55m x 1.77m)

Lounge

13' 8" x 12' 6" (4.16m x 3.81m)

Dining Room

8' 7" x 8' 6" (2.62m x 2.59m)

Conservatory

10' 6" x 8' 8" (3.19m x 2.63m)

Kitchen

6' 4" x 9' 8" (1.92m x 2.95m)

Utility

6' 4" x 7' 8" (1.93m x 2.34m)

Landing

8' 11" x 6' 4" (2.71m x 1.94m)

Bathroom

5' 5" x 8' 5" (1.64m x 2.57m)

Bedroom One

12' 8" x 11' 11" (3.87m x 3.64m)

Bedroom Two

9' 7" x 11' 10" (2.91m x 3.61m)

Bedroom Three

8' 1" x 8' 6" (2.46m x 2.60m)

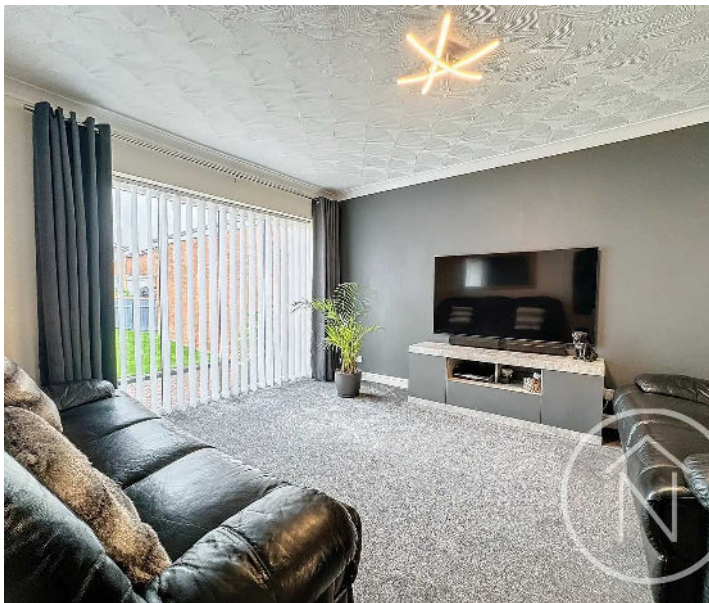


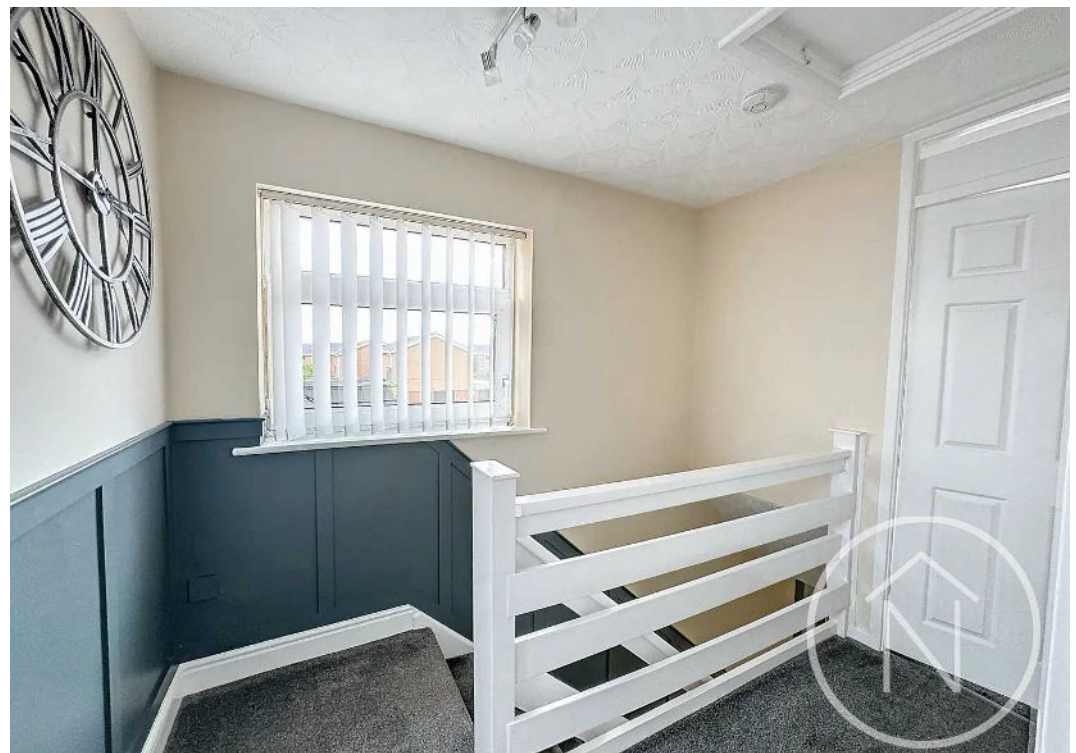


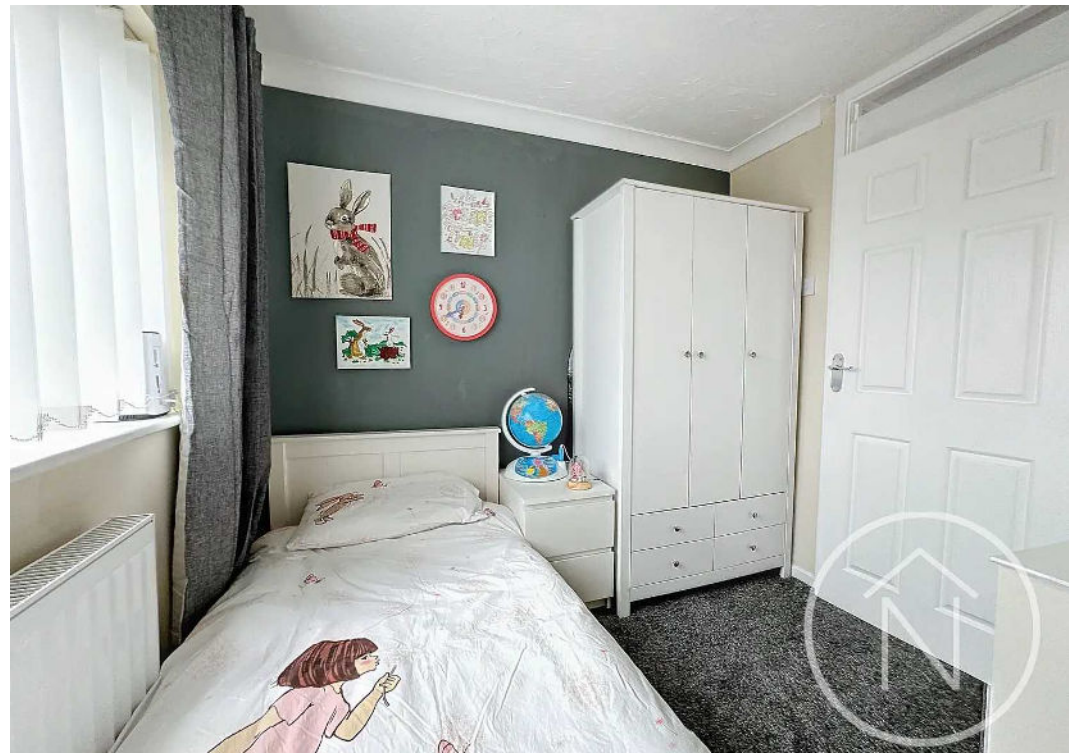
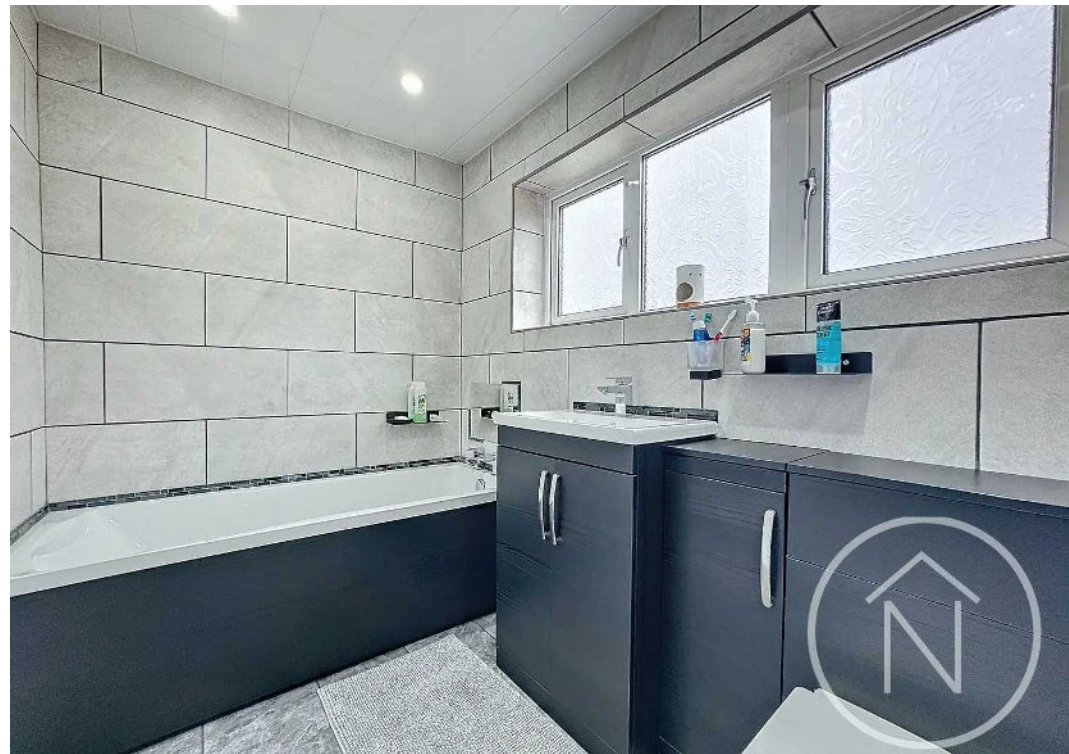
GARDEN

DRIVEWAY

2 Parking Spaces



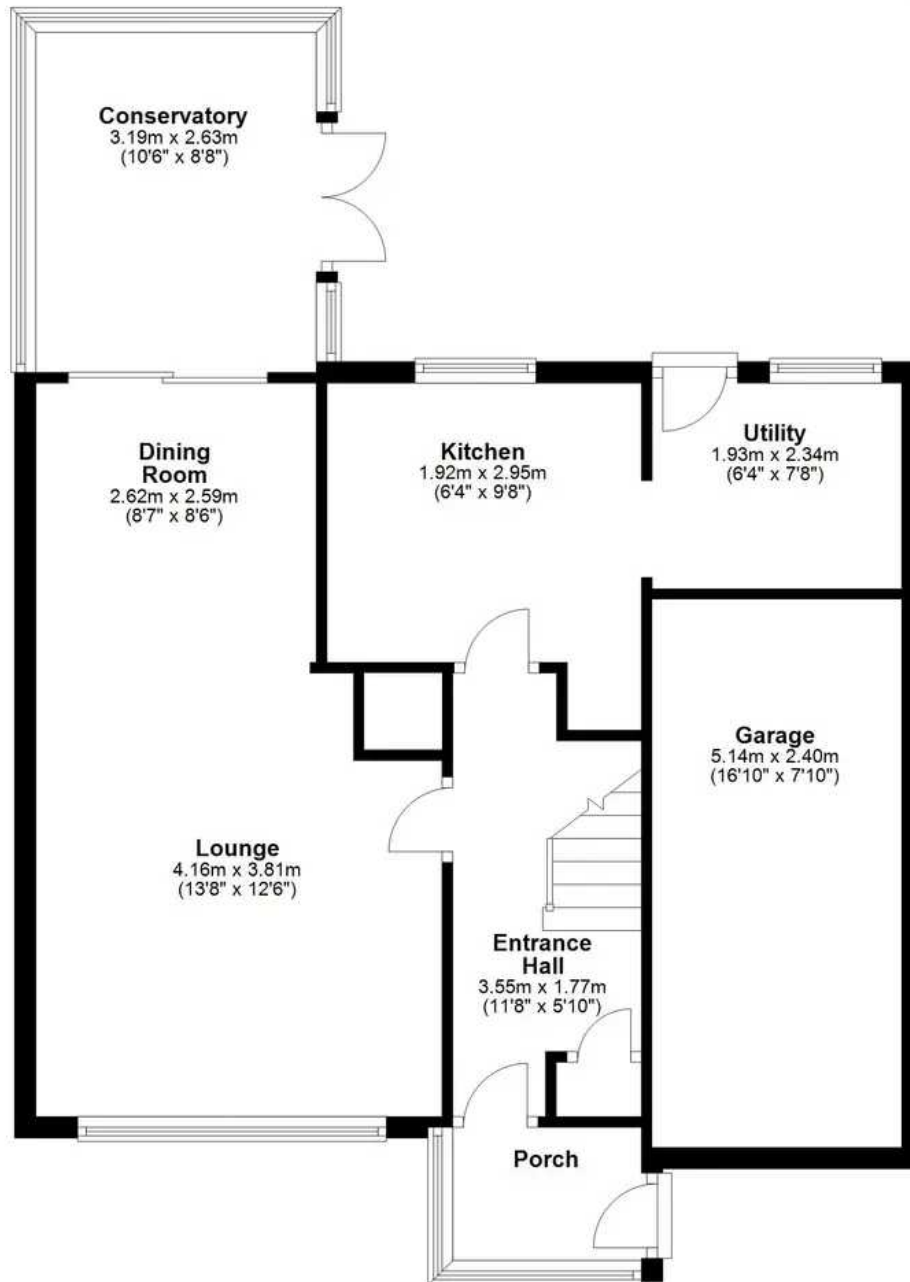






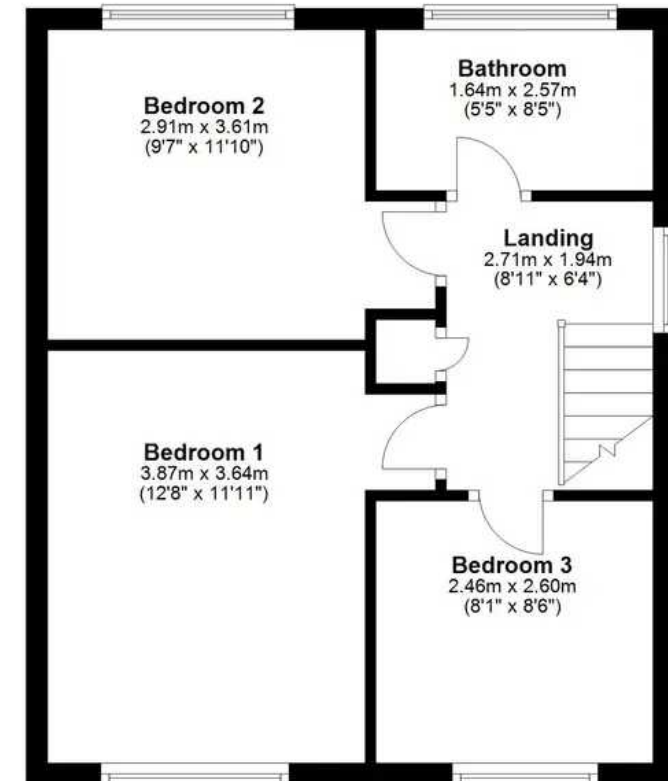
Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 93.2 sq. metres (1003.4 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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