



Flodden Way

Billingham



Offers Invited Between £80,000 And £90,000



13 Flodden Way

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This three-bedroom mid-terrace property offers a fantastic opportunity for first time buyers and investors. With the added benefit of no onward chain, this home is incredibly convenient, being within walking distance to local schools, shops, and other amenities. The property boasts a modern and well-presented interior, complete with upvc double glazing and gas central heating, ensuring comfort and energy efficiency year-round. The accommodation comprises an entrance hall, spacious lounge, contemporary kitchen, utility room, landing, bathroom, separate WC, and three generously sized bedrooms, providing ample living space for a growing family. Stepping outside, the property features a south-facing rear garden.

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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

16' 8" x 6' 2" (5.09m x 1.87m)

Lounge

12' 9" x 12' 5" (3.88m x 3.78m)

Kitchen

10' 6" x 12' 5" (3.19m x 3.78m)

Utility

6' 6" x 6' 2" (1.98m x 1.87m)

Landing

8' 8" x 6' 2" (2.64m x 1.87m)

Bathroom

5' 7" x 5' 1" (1.70m x 1.54m)

WC

Bedroom One

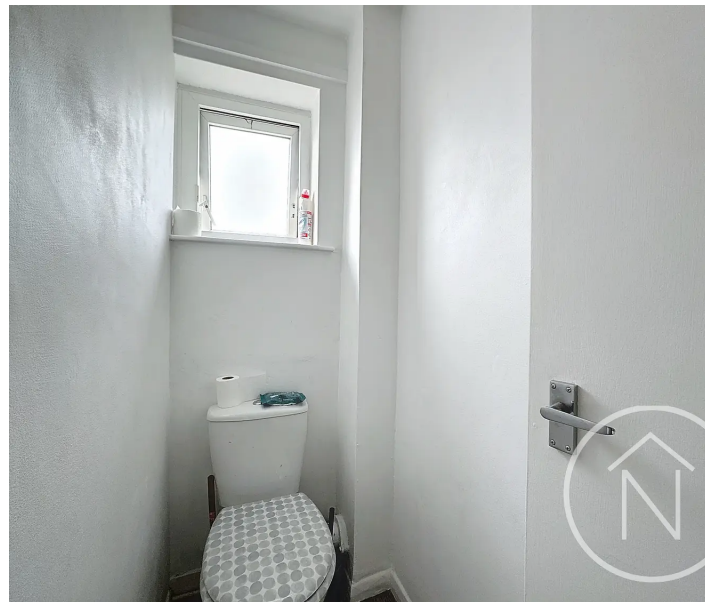
12' 7" x 12' 8" (3.83m x 3.86m)

Bedroom Two

10' 6" x 12' 7" (3.19m x 3.84m)

Bedroom Three

8' 11" x 7' 10" (2.73m x 2.38m)

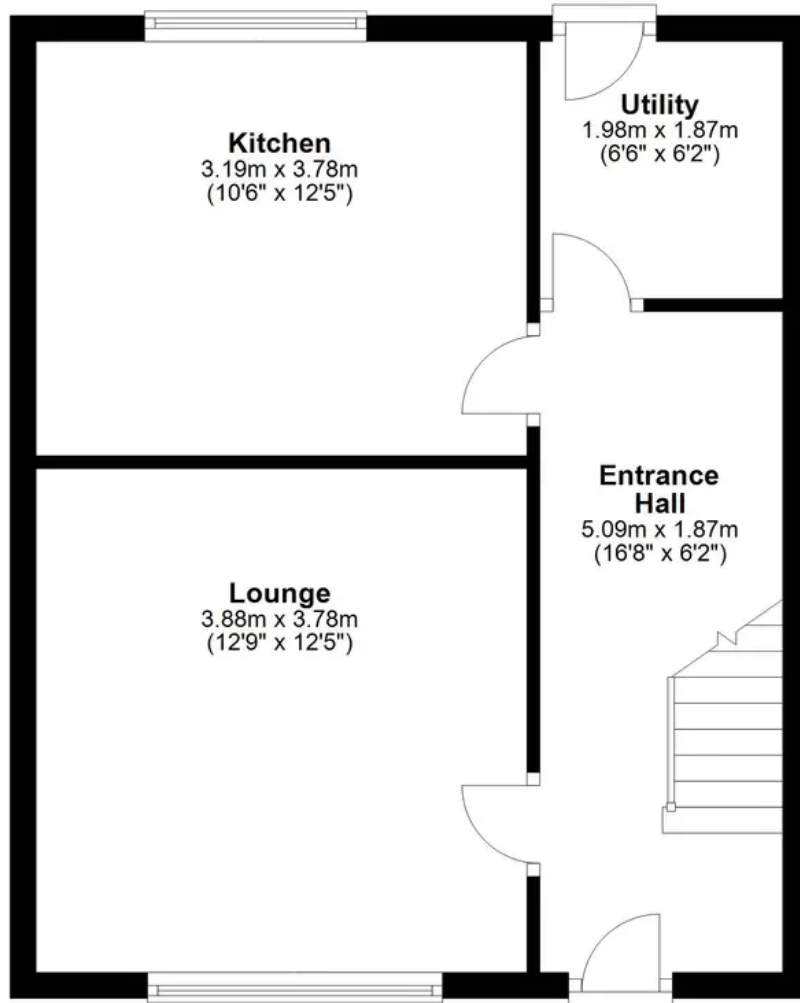


GARDEN



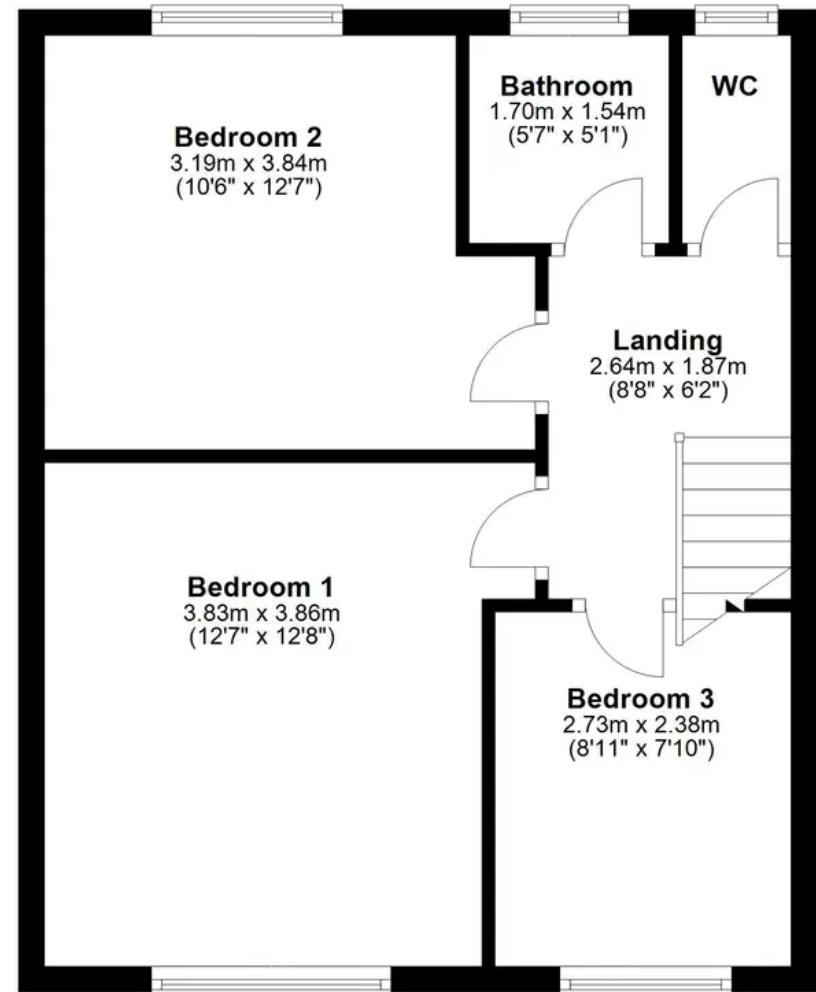
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.5 sq. feet)

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



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