



Horden Road, Billingham - TS23 3BY



In Excess of £100,000



Hornden Road

Billingham

This spacious three-bedroom semi-detached property presents an excellent opportunity for those seeking a home to personalise and make their own, offered to the market with no onward chain for a smooth and straightforward purchase. The accommodation is thoughtfully arranged to provide versatile living spaces, starting with a welcoming entrance hall that leads to a generous lounge. The adjoining dining room offers a dedicated space for family meals or social gatherings, while the conservatory provides an additional reception area, ideal for enjoying natural light throughout the year. The kitchen is well-proportioned and benefits from an adjacent utility room, offering practical solutions for every-day household tasks and extra storage. Upstairs, the property boasts three comfortable bedrooms, each with potential for redecoration or alteration to suit individual needs, and a family bathroom that serves the upper floor. Further enhancing the appeal of this home is the presence of gas central heating, ensuring warmth and comfort during the colder months. Externally, the property features a driveway providing off-road parking and a garage, giving secure storage or workshop space as required. The layout and structural features offer a solid foundation for improvement, allowing for a wide range of design possibilities and personal touches.

Council Tax band: A

Tenure: Commonhold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Entrance Hall

10' 11" x 5' 11" (3.33m x 1.80m)

Lounge

14' 8" x 11' 3" (4.48m x 3.44m)

Kitchen

9' 3" x 7' 7" (2.83m x 2.30m)

Dining Room

13' 0" x 9' 3" (3.97m x 2.83m)

Conservatory

Utility Room

7' 6" x 6' 9" (2.29m x 2.07m)

Landing

7' 6" x 6' 8" (2.29m x 2.03m)

Bathroom

8' 0" x 5' 7" (2.43m x 1.70m)

Bedroom 1

14' 2" x 11' 7" (4.32m x 3.52m)

Bedroom 2

14' 6" x 9' 1" (4.41m x 2.77m)

Bedroom 3

9' 4" x 7' 5" (2.84m x 2.25m)

Garage

14' 7" x 7' 8" (4.44m x 2.34m)





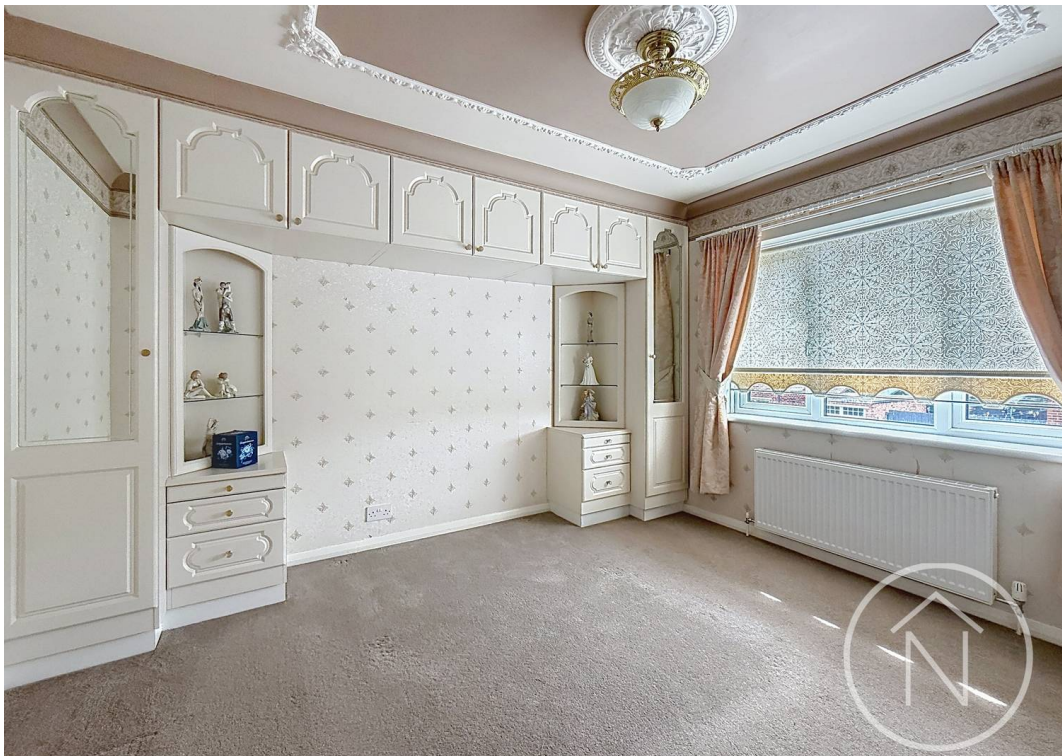
GARDEN

GARAGE

Single Garage

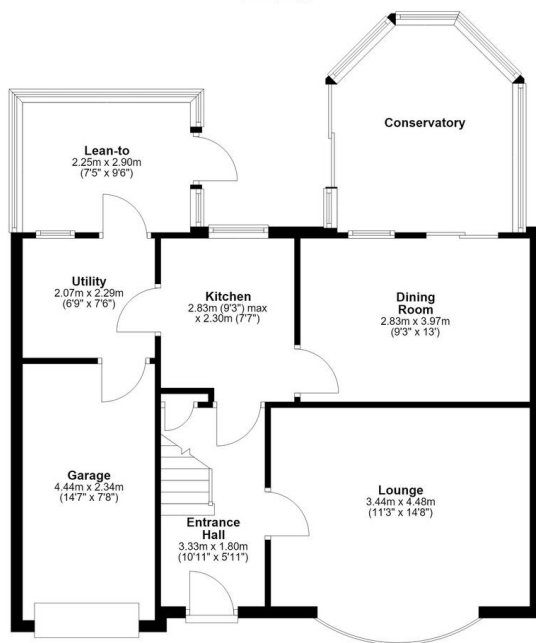
OFF STREET





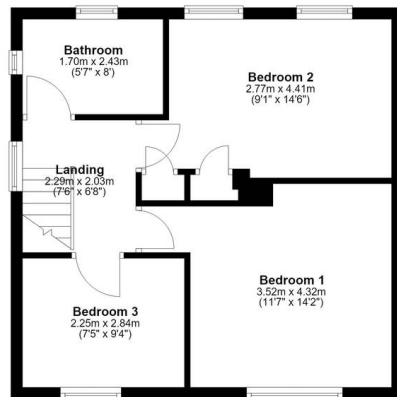
Ground Floor

Approx. 62.7 sq. metres (675.4 sq. feet)
(excluding Garage)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)



Northgate - Teesside

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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.