



Ampleforth Road, Billingham - TS23 3AW



In Excess of £125,000



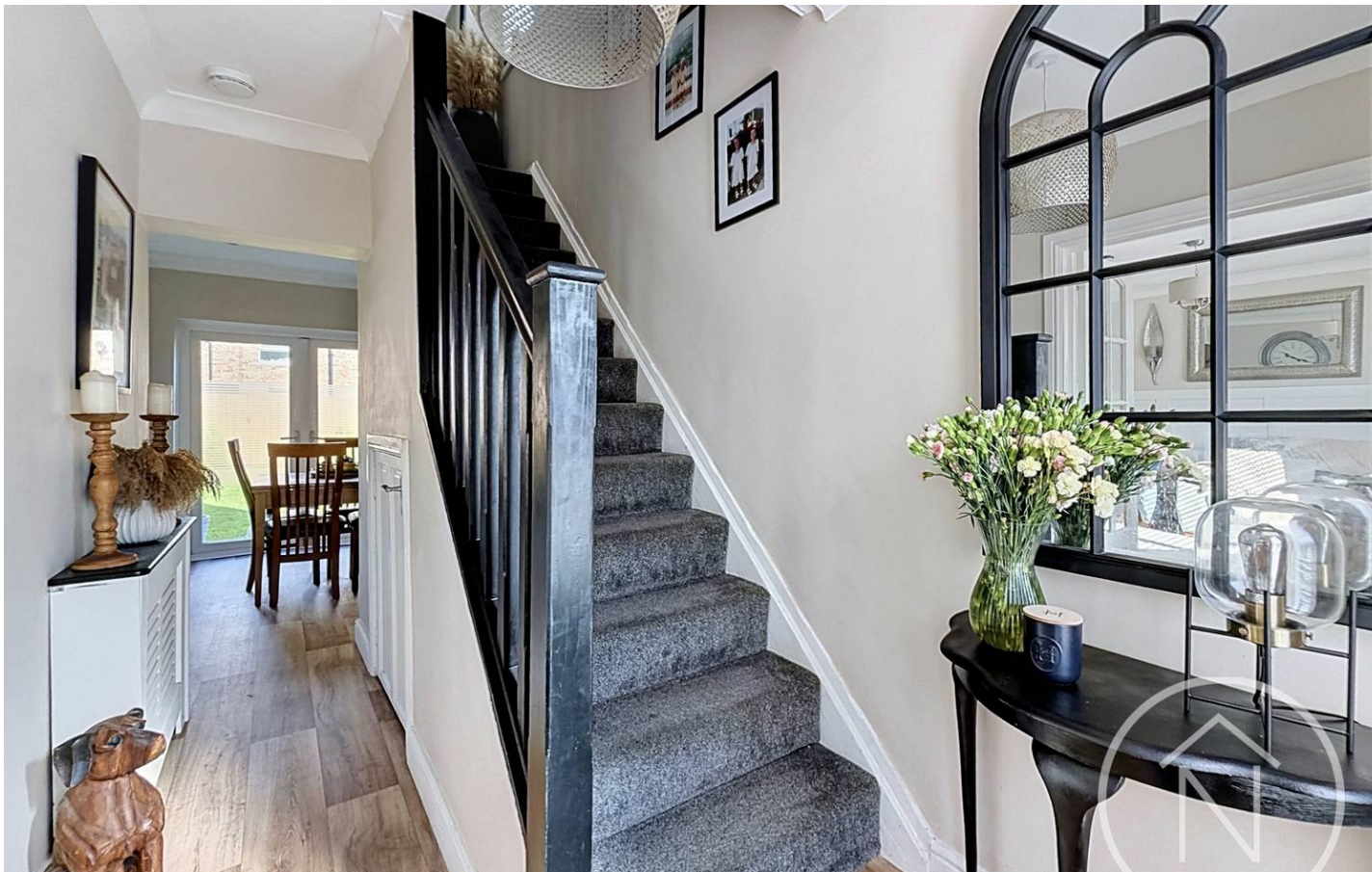
Ampleforth Road, Billingham

This well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers and families seeking comfortable, versatile living. Upon entering the property, you are welcomed by a spacious entrance hall that leads through to a bright and inviting lounge, ideal for relaxing or entertaining guests. Through the hall is a separate dining room, providing a dedicated space for family meals. The kitchen is thoughtfully designed with ample storage and workspace, making it both practical and functional for everyday use. Upstairs, the landing connects to three well-proportioned bedrooms, each benefitting from plenty of natural light and offering flexible accommodation for family members, guests, or a home office. The family bathroom is modern and well-appointed, featuring contemporary fixtures and fittings for convenience and comfort. The property is enhanced by UPVC double glazing throughout, ensuring a warm and energy-efficient environment, while gas central heating provides reliable warmth during the colder months. Additional features include a private driveway and a garage, offering secure off-road parking and extra storage options. With its well-planned layout and neutral décor, this home is ready to move into yet offers scope for personalisation to suit individual tastes. Located close to local amenities, reputable schools, and excellent transport links, this property combines practicality with a welcoming atmosphere, making it a superb choice for buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance Hall

10' 9" x 5' 9" (3.28m x 1.76m)

Lounge

14' 10" x 11' 3" (4.51m x 3.42m)

Dining Room

8' 6" x 7' 2" (2.58m x 2.18m)

Kitchen

13' 4" x 9' 3" (4.06m x 2.83m)

Bathroom

8' 0" x 5' 5" (2.43m x 1.66m)

Bedroom 1

14' 0" x 11' 3" (4.26m x 3.42m)

Bedroom 2

12' 10" x 5' 9" (3.91m x 1.76m)

Bedroom 3

9' 3" x 7' 5" (2.82m x 2.25m)

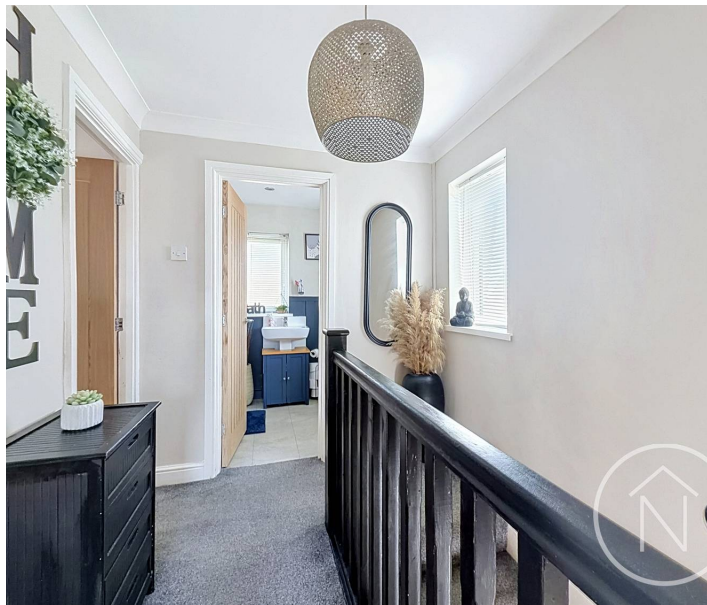


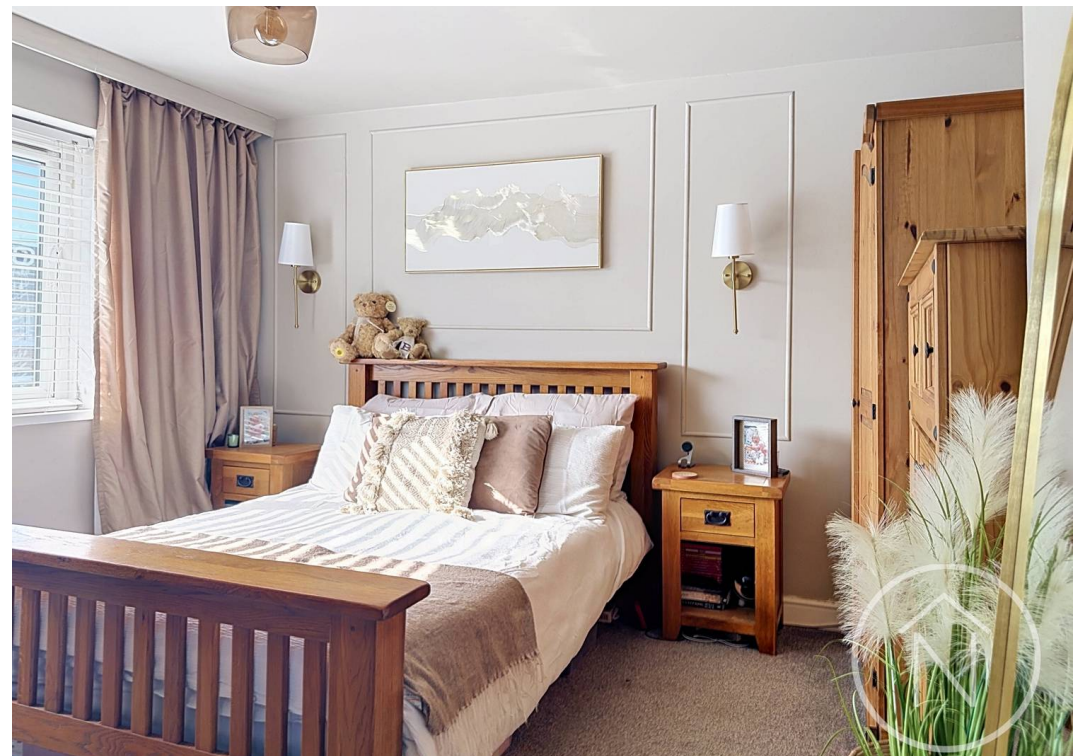
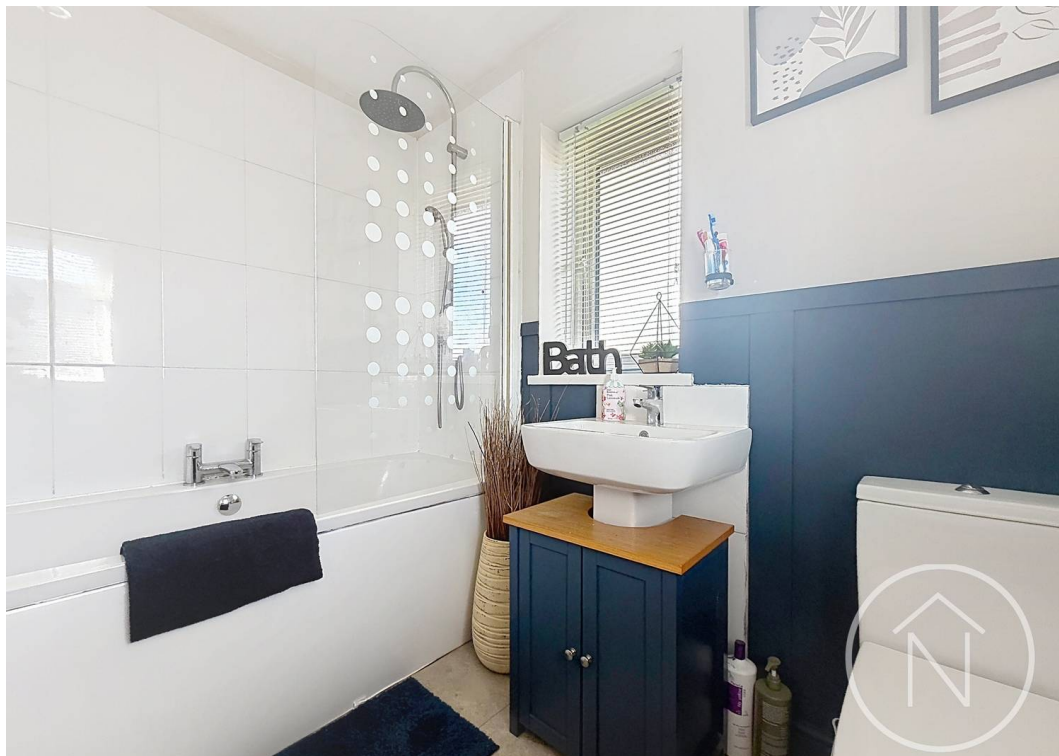


GARDEN

GARAGE

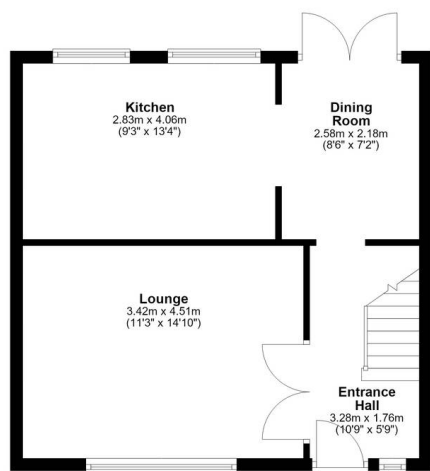
OFF STREET



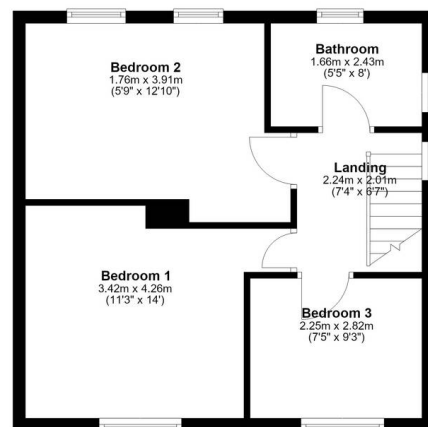




Ground Floor
Approx. 39.6 sq. metres (425.9 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 79.7 sq. metres (857.4 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.