

Hereford Terrace, Billingham - TS23 4AA

Northgate
estate agents

Guide Price £110,000 - £120,000



# Hereford Terrace

## Billingham

Offers Invited Between £110,000 and £120,000

This well presented three bedroom semi detached house offers an ideal opportunity for first time buyers seeking a comfortable and practical home. The accommodation is thoughtfully arranged, beginning with an inviting entrance hall that provides access to the lounge. The lounge, featuring a bay window, creates a bright and welcoming atmosphere, while the separate dining room offers a versatile space for family meals or entertaining guests. The kitchen is well appointed, providing ample storage and workspace, and conveniently leads to a ground floor WC for added practicality. Upstairs, the landing connects to three bedrooms, each offering a peaceful retreat and flexibility for use as sleeping quarters, a home office, or nursery. The family bathroom is fitted quality fixtures, ensuring comfort and convenience for the whole household. Additional features include UPVC double glazing throughout and gas central heating, contributing to energy efficiency and year round comfort. The property also benefits from a private driveway, offering off street parking for multiple vehicles. With its well proportioned layout, modern amenities, and excellent location, this semi detached home represents a superb choice for those looking to take their first step onto the property ladder or to accommodate a growing family.

Council Tax band: A | Tenure: Freehold | EPC Energy Efficiency Rating: E









**Lounge**
13' 3" x 12' 5" (4.05m x 3.79m)

**Dining Room**
13' 2" x 10' 2" (4.01m x 3.10m)

**Kitchen**
10' 11" x 7' 3" (3.33m x 2.20m)

**WC**

**Bathroom**
5' 11" x 5' 7" (1.80m x 1.71m)

**Bedroom 1**
12' 4" x 9' 5" (3.75m x 2.88m)

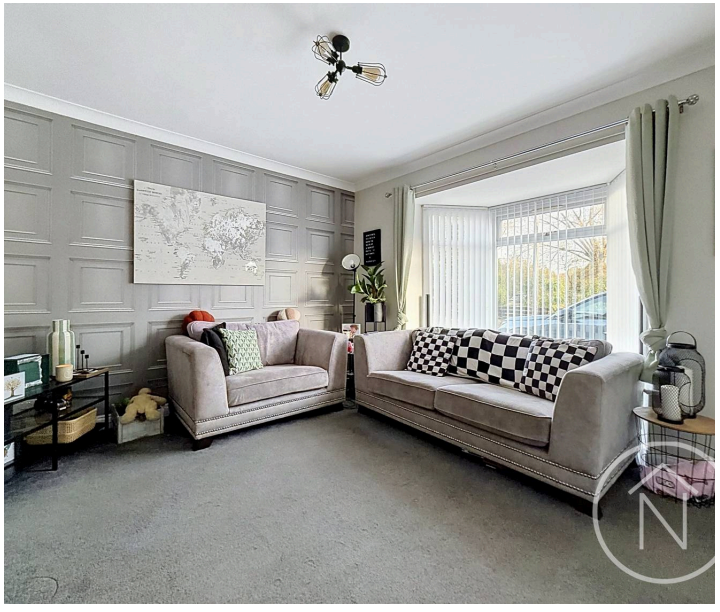
**Bedroom 2**
10' 5" x 7' 7" (3.18m x 2.30m)

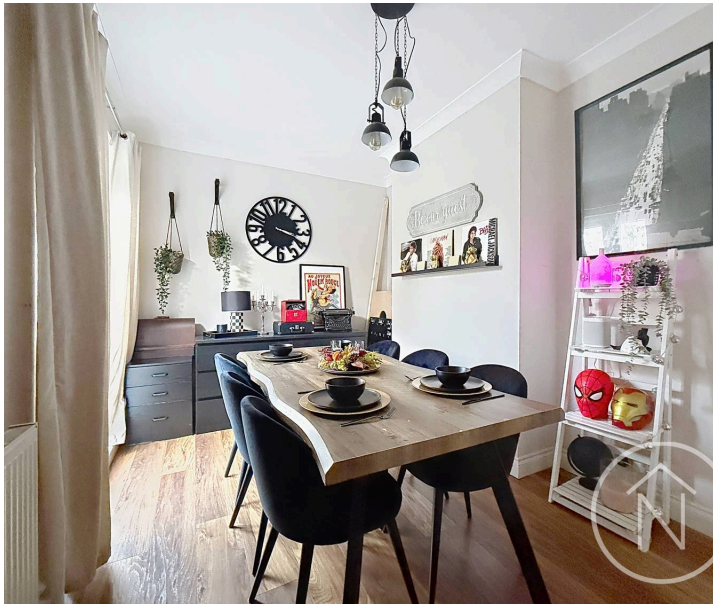
**Bedroom 3**
7' 11" x 7' 0" (2.42m x 2.14m)




GARDEN

OFF STREET

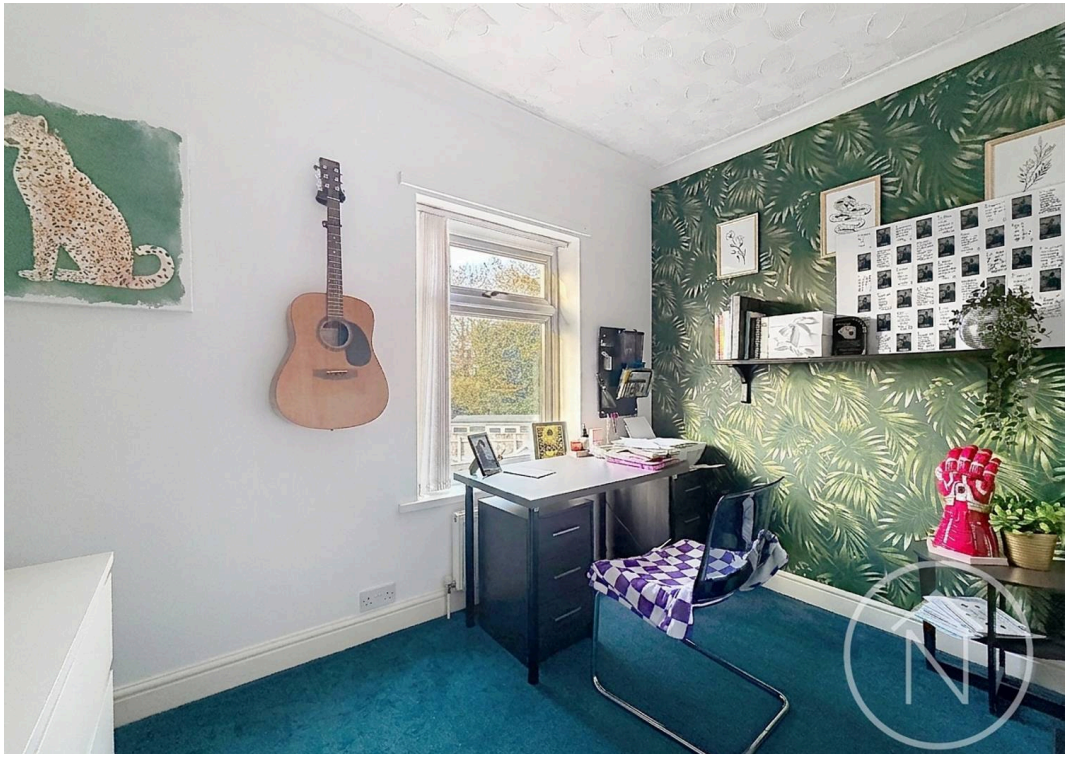


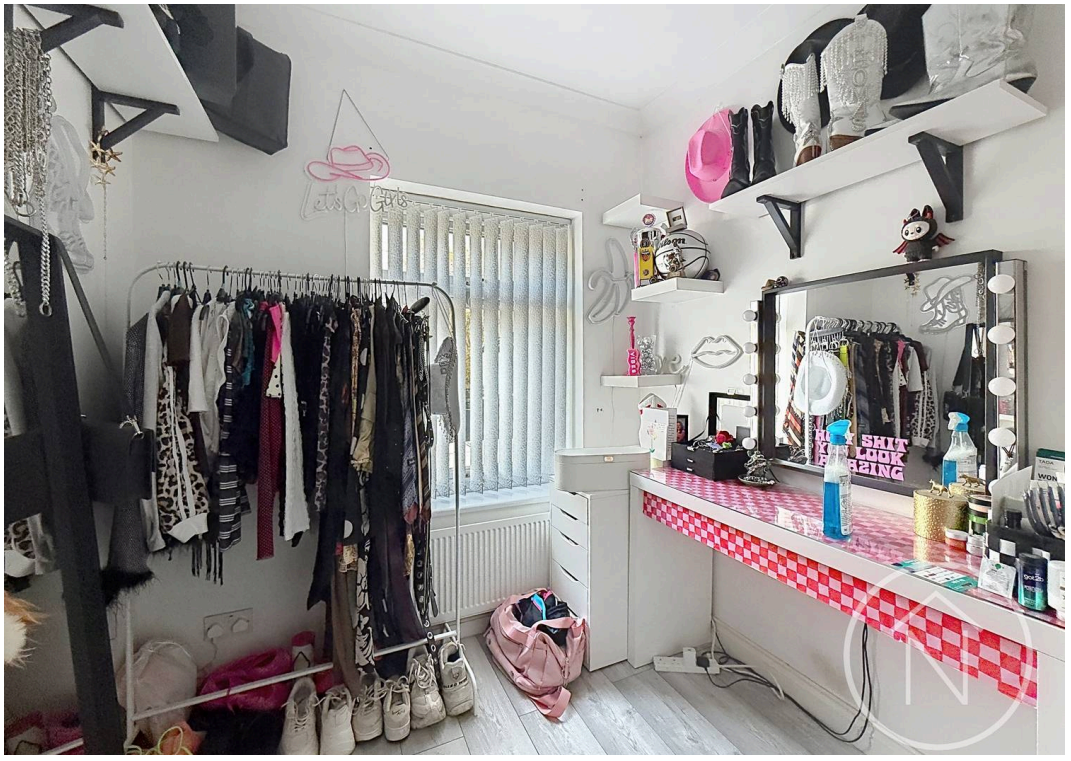








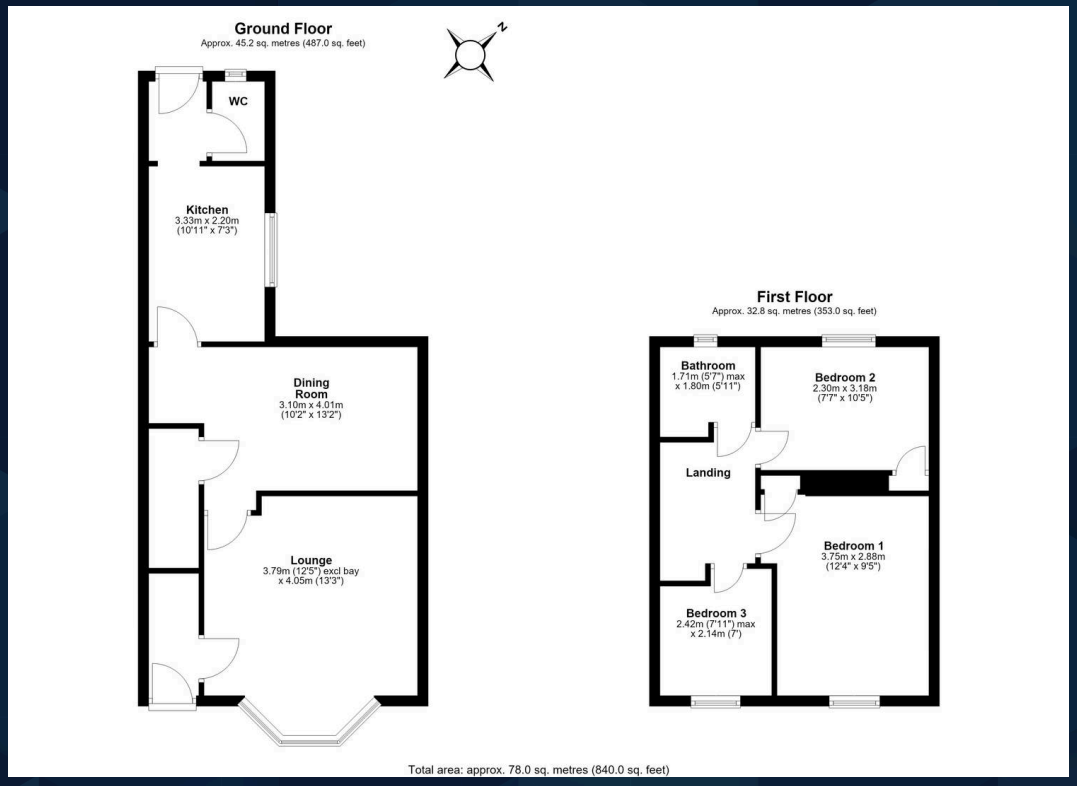













Total area: approx. 78.0 sq. metres (840.0 sq. feet)




## 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.