



78 Braemar Road

, Billingham, TS23 2AN

Offers in excess of £120,000



No Onward Chain & Vacant Possession! Move In Before Christmas! Situated In A Sought-After Part Of Billingham, Close To Reputable Schools, High Grange Shops, And A Local Park, This Immaculate And Recently Refurbished Family Home Is Ready To Move Straight Into. With Modern Upgrades Throughout, Generous Living Space, And Scope For Future Improvements, This Property Would Make An Ideal First-Time Purchase Or Buy-To-Let Investment (With Rental Potential Of Approx. £800pcm).

Further Benefits Include Council Tax Band A, Energy Rating C, Gas Safety Certificate, EICR Electrical Safety Certificate, And A Generous Loft Space Offering Conversion Potential (Subject To Planning)

This Stunning Home Is Perfect For Families Or Investors Alike – Offering A Combination Of Modern Comfort And Long-Term Potential.

Offers Invited Between £125,000 And £130,000.



Location

Our Lady Of The Most Holy Rosary Catholic Primary School - 4 Minute Walk
Roseberry Primary School - 14 Minute Walk
Northfield School & Sports College - 16 Minute Walk
St Michaels Catholic Academy - 20 Minute Walk
Town Centre, Forum Gym, Swim, Skate, Theatre, Aldi - 13 Minute Walk

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There’s Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

We are required under the Estate Agents Act 1979, and the Provisions of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

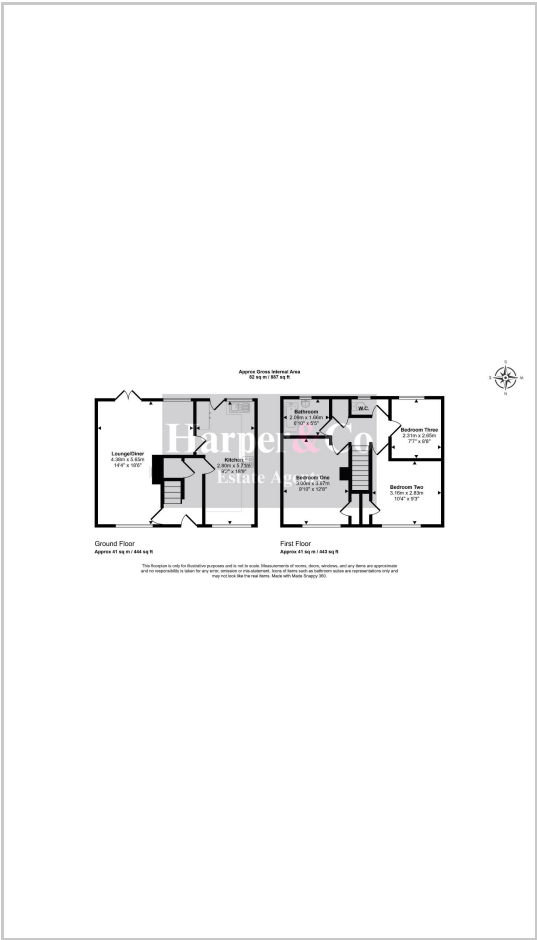
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

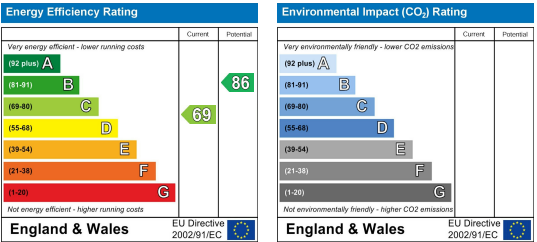
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.