



66 Beamish Road

, Billingham, TS23 3DU

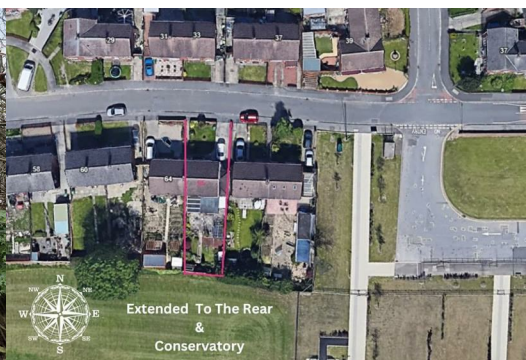
Offers in excess of £150,000



Well Maintained & No Chain - This Delightful Semi-Detached House Offers A Perfect Blend Of Comfort And Modern Living. With Three Spacious Reception Rooms, This Property Provides Ample Space For Both Relaxation And Entertaining.

The Home Boasts Three Bedrooms, Two With Fitted Wardrobes. The Bathroom Is Conveniently Located, Ensuring Ease Of Access For All Family Members. The Property Has Been Thoughtfully Extended To The Front, Side And Rear, Enhancing Its Living Space And Functionality.

One Of The Standout Features Of This Residence Is The Enclosed South-Facing Rear Garden, Which Is Not Only Private But Also Adorned With Fruit-Bearing Trees, Perfect For Those Who Enjoy Gardening Or Simply Wish To Bask In The Sun. The Garden Offers A Serene Escape From The Hustle And Bustle Of Daily Life, Making It An Ideal Spot For Outdoor Relaxation Or Family Activities.



Location

Beamish Road Can Be Accessed Via Hollinside Road Just Off Low Grange Avenue In Billingham, Nearby Local Amenities & Schools Include:

- Bewley Primary School - 4 Minute Walk
- St Josephs Catholic Primary School - 4 Minute Walk
- Oakdene Primary School - 9 Minute Walk
- St Michaels Catholic Secondary Academy - 2 Minute Walk
- Premier Convenience Store - 2 Minutes
- Wolviston Services, Toby Carvery, McDonalds, Domino's Pizza, Costa Coffee - 8 Minute Drive
- A19 Road Links - 8 Minute Drive

Distance Times As Suggested By Google Maps.

Energy Efficiency Rating - TBC

The Full Energy Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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.

Area Map



Floor Plans



Energy Efficiency Graph

