



## 39 Edgehill Way

Low Grange, Billingham, TS23 3LE

**Offers in excess of £90,000**



No Onward Chain! A Fantastic Opportunity To Purchase This Immaculately Presented & Well-Maintained Three-Bedroom Home, Offered As A Perfect First Purchase Or Investment Opportunity. Situated Within The Highly Sought-After Low Grange Area Of Billingham, The Property Enjoys A Pleasant Position Overlooking A Green & Is Ideally Located Close To Local Amenities, Reputable Schools & Excellent Transport Links Including The A19.

Offers Invited Between £90,000 - £100,000



**Full Description**

The Property Has Been Beautifully Updated Throughout, Benefiting From A Complete Refurbishment Within The Last Year. The Works Include A Full Rewire (Completed June 2024) & A Brand-New Combination Boiler Installed March 2025, Providing Peace Of Mind For Any Investor Or Future Owner.

Internally, The Ground Floor Comprises A Spacious Lounge, A Generous Kitchen/Diner Offering Ample Space For Family Meals, & A Handy Utility Room For Everyday Convenience. To The First Floor Are Three Well-Appointed Bedrooms & A Generous Bathroom, All Maintained To A High Standard & Neutrally Decorated Throughout.

Externally, The Property Boasts A South-Facing, Low-Maintenance Rear Garden – Perfect For Relaxing Or Outdoor Dining – With Gated Rear Access & A Lovely Open Outlook That Is Not Overlooked. The Front Garden Adds To The Curb Appeal, Offering A Welcoming Approach To The Home.

Well-Maintained, Modernised & Ready For Immediate Investment Return, This Property Presents A Rare & Reliable Opportunity In A Popular Family-Friendly Location.

**Location**

Situated Within The Popular Low Grange Area Of Billingham, 39 Edgehill Way Offers A Modern Home In A Well-Connected Residential Setting. The Property Is Ideally Placed For Families, With Several Highly Regarded Schools, Shops, And Local Amenities All Within Easy Reach. Excellent Transport Links Via The A19 And Billingham Train Station Make Commuting Around Teesside Straightforward, While Nearby Green Spaces Add To The Area’s Family-Friendly Appeal.

- Bewley Primary School – 3 Minutes’ Walk
- St Michael’s Catholic Academy – 6 Minutes’ Walk
- Oakdene Primary Academy – 7 Minutes’ Walk
- Billingham Train Station – 15 Minutes’ Walk / 4 Minutes’ Drive
- Melrose Surgery (GP) – 18 Minutes’ Walk / 5 Minutes’ Drive
- Billingham Grange Hospital – 16 Minutes’ Walk / 4 Minutes’ Drive
- A19 Access – 5 Minutes’ Drive

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**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.

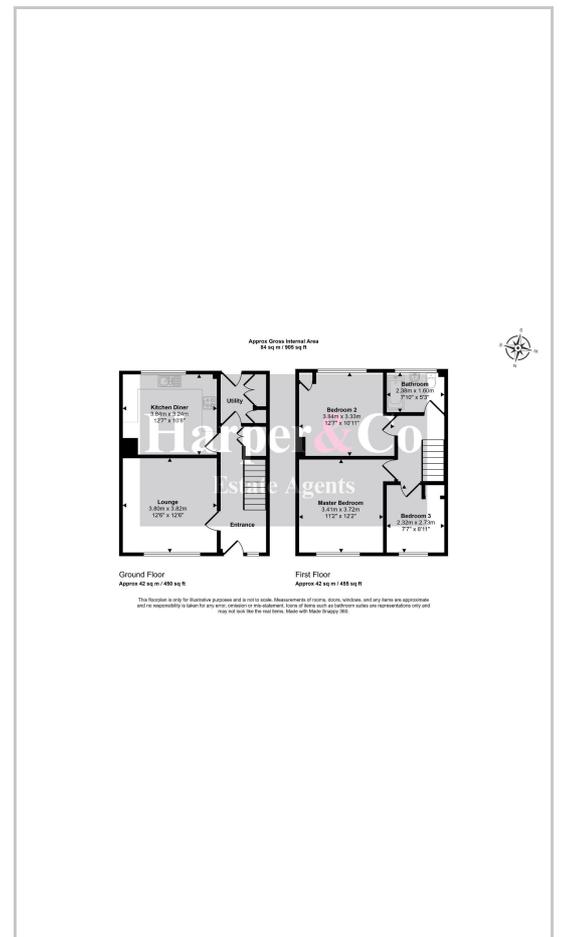
**Money Laundering Notice**

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

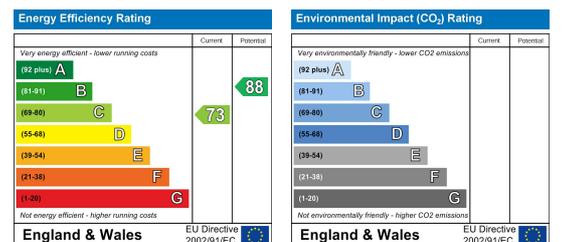
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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