Harper & Co
Estate Agents Ltd

https://www.harperandcoestateagents.co.uk

35 Beamish Road

, Billingham, TS23 3DT

Offers over £120,000

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NO ONWARD CHAIN | A Spacious Three Bedroom Semi-Detached Home With A Generous Private Rear Garden, Recently Installed Combi Boiler And Excellent Position Close To St Michael's Catholic Academy. Freshly Decorated And Ready To Move Into – An Ideal First Home Or Investment.

Harper & Co are delighted to offer to the market this well-proportioned three bedroom semi-detached home, pleasantly positioned on Beamish Road, Billingham and offered for sale with no onward chain and vacant possession.

Freshly decorated and ready for its next owner to make their own, the property offers an excellent amount of space and represents a particularly appealing opportunity for first-time buyers, young families or investors.

The accommodation begins with a spacious entrance hallway, with double doors opening into the lounge. This leads through to the generous kitchen/diner, creating a practical and sociable everyday living space with ample room for dining, storage and appliances.

To the first floor are three well-appointed bedrooms, providing flexibility for family living, guests or home working, together with the family bathroom featuring an electric shower over the bath.

Outside is another real feature of the property. The home enjoys a generous rear garden offering a good degree of privacy, with lawn, patio and decked areas providing plenty of space for outdoor seating, entertaining and family use.

Further benefits include UPVC double glazing, a recently installed gas combination boiler which remains under warranty, and an Environment Flow system designed to assist with condensation management. A gas safety inspection and boiler service were carried out in January 2026.

The location is particularly convenient for families, with St Michael's Catholic Academy situated close by, alongside primary schooling, local amenities and transport connections.

With no onward chain, vacant possession and plenty of usable living and outdoor space, this is a home that deserves to be viewed to fully appreciate what is on offer.

Early viewing is recommended.

Location

Beamish Road is a well-established residential location within Billingham, conveniently positioned for a range of everyday amenities, schooling and transport connections.

The property is particularly well placed for families, with St Michael's Catholic Academy located on Beamish Road, while St Joseph's Catholic Primary School and Oakdene Primary School are also situated within the surrounding area.

Billingham town centre provides a wider selection of shops, supermarkets and leisure facilities, while good road connections provide convenient access towards Stockton-on-Tees, Middlesbrough and the wider Teesside area.

The combination of local schooling, everyday amenities and accessible transport links makes this a convenient location for first-time buyers, families and investors alike.

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.

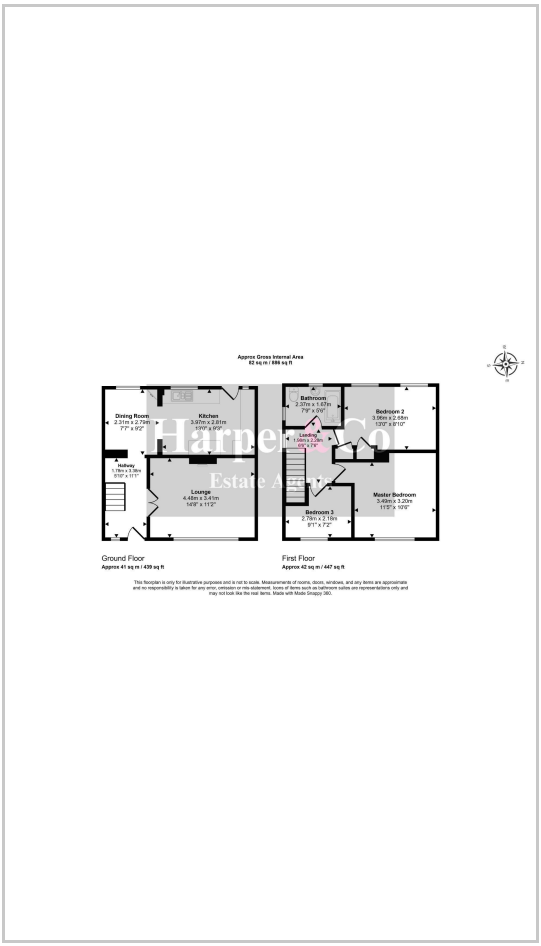
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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

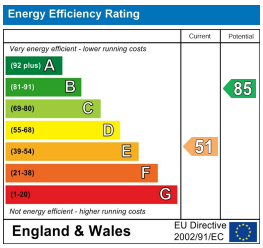
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

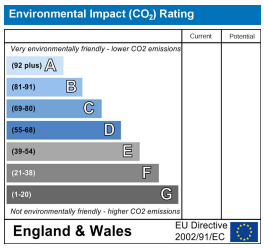
Area Map

Floor Plans



Energy Efficiency Graph





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