

# Harper & Co

Estate Agents Ltd

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## Essex Crescent , Billingham, TS23 4AW

Well Maintained Two Bedroom Home | Extended Kitchen/Diner | Ready To Move Into

Situated Within A Popular Area Of Billingham, This Well Maintained Two Bedroom Home Offers Spacious Accommodation Throughout And Is Ready For Its Next Owner To Move Straight Into.

Having Been Extended To The Rear, The Property Provides A Practical And Well Balanced Layout Ideal For First Time Buyers, Downsizers Or Investors.

**Offers in excess of £110,000**

# Essex Crescent

, Billingham, TS23 4AW



- Well Maintained Two Bedroom Home Ready To Move Into
- Lounge With Feature Gas Fire And Bay Window
- Annually Serviced Boiler Providing Added Peace Of Mind
- Ideal First Time Purchase, Downsizer Or Investment Opportunity
- Extended To The Rear Creating A Spacious Kitchen/Diner
- Two Good Sized Bedrooms Including A Generous Principal Bedroom
- Hard Standing To The Front Offering Potential For Off Road Parking
- Newly Installed Kitchen In 2025 With Integrated Appliances
- Family Bathroom With Shower Over Bath
- Private Low Maintenance Rear Garden Ideal For Entertaining

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

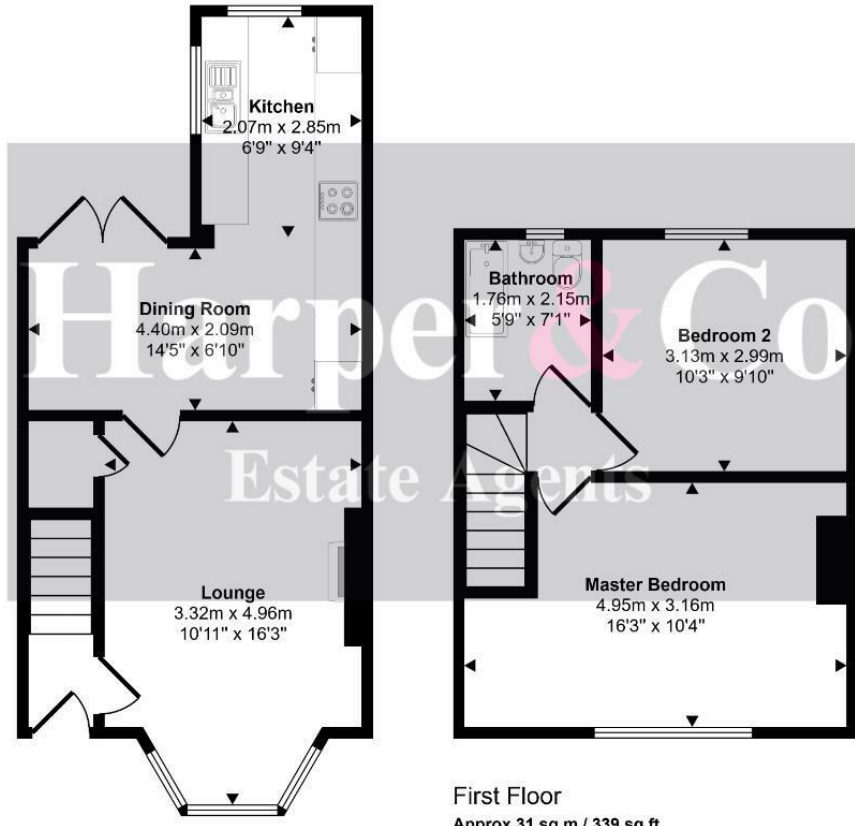


## Directions



# Floor Plan

Approx Gross Internal Area  
66 sq m / 713 sq ft



First Floor  
Approx 31 sq m / 339 sq ft

Ground Floor  
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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