



7 Gloucester Terrace

, Billingham, TS23 4BB

Offers in excess of £125,000



No Chain & Vacant Possession, Ready To Move Straight Into - Situated In The Cul-De-Sac Of Gloucester Terrace, Billingham, This Charming Semi-Detached House Presents An Excellent Opportunity For Both Families And Investors Alike. With Three Well-Proportioned Bedrooms, This Property Is Ideal For Those Seeking A Comfortable And Spacious Home.



Full Description

The House Boasts Two Generous Reception Rooms, Providing Ample Space For Family Gatherings Or Entertaining Guests. The Separate Utility Area Adds To The Practicality Of The Home, Making Daily Chores More Manageable And Efficient.

Benefiting No Through Traffic, Residents Can Enjoy A Serene Environment, Perfect For Families With Children Or Those Who Simply Appreciate A Quieter Lifestyle. The Property Is Also Affordably Priced, Falling Under Council Tax Band A, Making It An Attractive Option For Budget-Conscious Buyers.

For Investors, This Property Holds Significant Potential, With The Possibility Of Achieving A Rental Income Of Around £750 Per Calendar Month. This Makes It Not Only A Lovely Home But Also A Smart Investment Choice.

Location

Attractively Positioned Centrally Of Billingham. Gloucester Terrace Can Be Accessed Via By Cowpen Lane. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Local Schools, Bars & Restaurants.

St John The Evangelist R C Primary School - 8 Minute Walk
 Billingham South Primary School - 13 Minute Walk
 Northfield School & Sports College - 8 Minute Drive
 Old Billingham Village & Green - 12 Minute Walk
 Billingham Town - 4 Minute Drive, 24 Minute Walk

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.

Money Laundering Notice

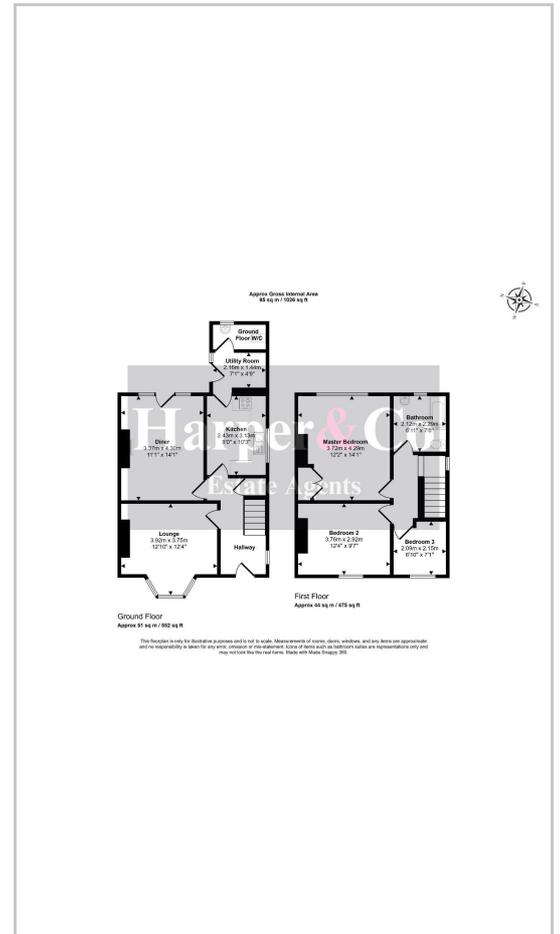
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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

