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35 Delaval Road

, Billingham, TS23 3BP

Offers in excess of £130,000

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Beautifully Presented Three Bedroom Family Home | Stylish Living Spaces | Ready To Move Into

A beautifully maintained three bedroom family home, offering spacious and versatile accommodation, stylish interior features and an attractive low-maintenance rear garden, perfectly suited to first-time buyers and growing families alike.

Situated in a popular residential area of Billingham, this inviting property occupies a generous plot and combines comfortable family living with practical outdoor space and convenient off-road parking.

Well maintained, tastefully presented and ready to move straight into, the home offers an excellent balance of contemporary touches and generous room proportions, making it an ideal choice for buyers looking for a property they can enjoy from day one.







The accommodation begins with a welcoming entrance hallway, leading into the impressive open-plan lounge and dining room.

This spacious reception area provides a fantastic setting for both relaxing and entertaining, with a stylish feature panelled media wall incorporating an electric fireplace, creating an attractive focal point.

With plenty of room for comfortable seating and family dining, the space is perfectly suited to everyday family life.

French doors lead into the delightful sun room, providing an additional reception area filled with natural light.

Offering excellent flexibility, the sun room is ideal as a second sitting area, playroom, reading room or simply somewhere to relax while enjoying views of the garden.

A further set of French doors opens directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces, particularly appealing during the warmer months.

The kitchen provides practical preparation and storage space, complemented by a useful utility area, helping to keep everyday household tasks separate from the main living accommodation.

Upstairs, the property continues to impress with three well-appointed double bedrooms, a particularly attractive feature for families requiring generous and flexible sleeping accommodation.

Each bedroom offers excellent versatility, whether used for family members, visiting guests or those requiring a dedicated home office.

A family bathroom and separate WC complete the first floor, providing additional convenience for busy households.

An Attractive Low-Maintenance Garden & Generous Plot

Externally, the property enjoys a fantastic plot with outdoor space designed for both relaxation and entertaining.

The rear garden has been thoughtfully arranged with patio and composite decking areas, creating an inviting setting for alfresco dining, summer gatherings and enjoying time outdoors.

Designed with low-maintenance living in mind, the garden provides plenty of usable space without the demands of extensive upkeep.

Convenient side access adds practicality, while an outbuilding provides valuable additional storage, ideal for gardening equipment, bicycles and other household essentials.

To the front, an attractive concrete-imprint driveway provides off-road parking, offering a practical and low-maintenance approach to the property.

The location further enhances its appeal. Situated within an established residential area of Billingham, the property is conveniently positioned for a range of local amenities, shopping facilities, schools and excellent road connections, providing easy access across Billingham and the wider Teesside area.

Combining three generous double bedrooms, attractive living spaces, a versatile sun room and a beautifully arranged low-maintenance garden, this is a fantastic family home with plenty to offer.

Whether you're taking your first step onto the property ladder or searching for a comfortable home with room for the family to grow

Location
Set within a well-established part of Billingham, Delaval Road offers an attractive residential setting where everyday convenience meets excellent leisure opportunities and easy access to the wider Tees Valley.

A variety of local shops and amenities are close at hand, while Billingham town centre provides a wider choice of shopping, cafés and leisure facilities, including the popular Billingham Forum. The picturesque John Whitehead Park offers beautiful green space for leisurely walks and outdoor recreation, with nearby Wolviston and Wynyard providing further opportunities to enjoy countryside surroundings and village life.

Excellent connections to the A19 and A689 make travelling throughout the region straightforward, creating an appealing location that combines established neighbourhood charm, lifestyle amenities and superb accessibility.

Note
Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

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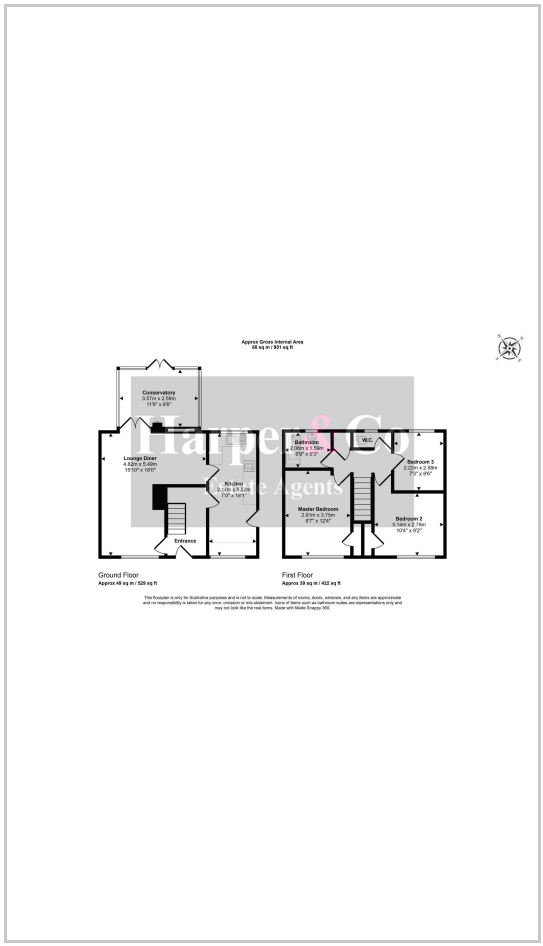
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Money Laundering Notice
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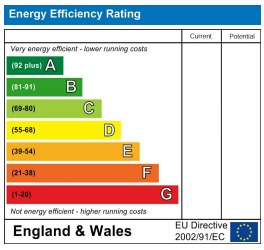
Area Map

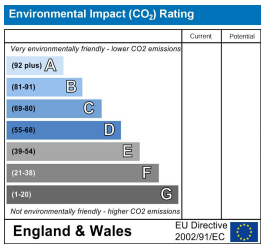


Floor Plans



Energy Efficiency Graph





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