



41 Allendale Road

, Billingham, TS23 1PW

£200,000



Positioned Delightfully Within A Quiet Looped Cul-De-Sac, This Impressive And Immaculately Presented Family Home Enjoys A Peaceful Setting With The Added Benefit Of No Through Traffic—offering Privacy, Safety, And A True Sense Of Community.



Full Description

Finished To A High Standard Throughout And Ready For Immediate Occupancy, The Property Boasts An Exceptionally Spacious Layout With Three Versatile Reception Rooms, Perfect For Entertaining, Relaxing, Or Working From Home.

At The Heart Of The Home Is A Stylish, Contemporary Kitchen/Diner, Thoughtfully Designed With Modern Living In Mind And Featuring A Convenient Breakfast Bar Ideal For Casual Dining.

Upstairs, You'll Find Three Generously Proportioned Bedrooms Along With A Converted Loft Space Fitted With A Velux Window, Offering Fantastic Potential As An Additional Living Area, Office, Or Playroom.

The Luxurious Family Bathroom Is Fully Tiled And Features A Four-Piece White Suite, Including A Freestanding Bath For A Touch Of Elegance And Comfort.

To The Rear, The Property Enjoys A Beautifully Maintained West-Facing Garden, Complete With Multiple Patio Seating Areas—A Superb Outdoor Retreat For Relaxing Or Entertaining Guests.

A Detached Garage Offers Excellent Storage Options Or The Exciting Potential For Conversion (Subject To The Necessary Planning Permissions), While The Attractive Block-Paved Driveway Provides Ample Off-Road Parking For Multiple Vehicles.

Conveniently Located Within Walking Distance Of Local Amenities, Highly Regarded Schools, And Excellent Transport Links, This Exceptional Home Ticks Every Box For Modern Family Living.

Location

From The A1027 At The Roundabout Take The Third Exit, At The Second Roundabout Take The First Exit Onto Station Road, Allendale Road Is On Your Left-Hand Side Just Before The Station & Crossing.

- Tesco Petrol Station - 2 Minute Walk
- Greggs - 2 Minute Walk
- The Station Pub - 2 Minute Walk
- John Whitehead Park - 4 Minute Drive or 20 Minute Walk
- Billingham South Primary School - 3 Minute Drive
- Pentland Primary School - 3 Minute Drive
- Post Office - 7 Minute Walk

Journey Times Estimated By Google Maps.

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.

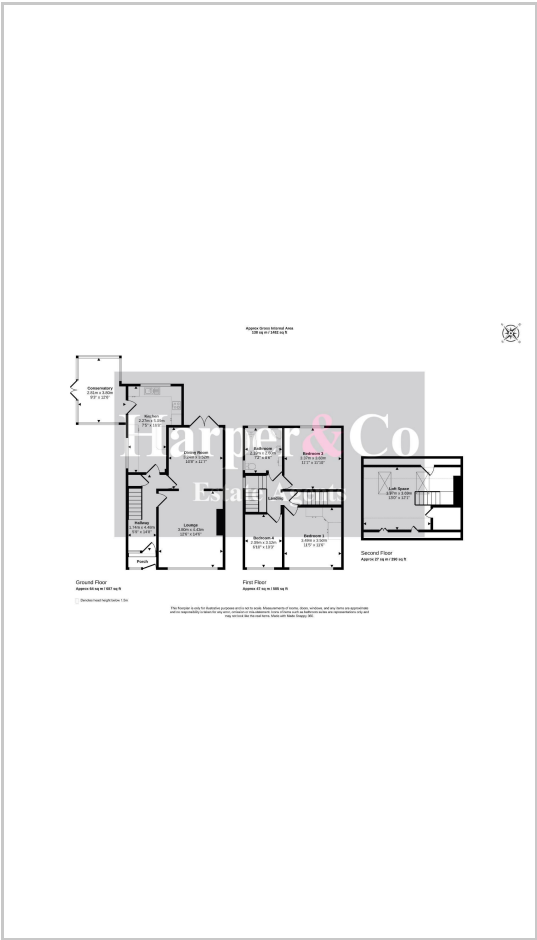
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling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

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Area Map



Floor Plans



Energy Efficiency Graph

