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Aingarth 8, Old Road

Billingham, TS23 1DS

Offers in the region of £365,000



Located In The Charming Area Of Old Road In Billingham, This Detached House Is A True Gem. Boasting Three Reception Rooms, Four Bedrooms, And Two Bathrooms, This Property Offers Ample Space For Comfortable Living.

What Sets This House Apart Is Its Unique Character And Exceptional Maintenance. With Many Upgrades Throughout, Including A Porch, Utility Room, Ground Floor W.C, And Outbuildings, This Home Is Both Practical And Stylish.

Step Outside To Discover The Generous West-Facing Private Rear Garden, Adorned With Colourful Plants And Shrubs, Creating A Tranquil Oasis Perfect For Relaxing Or Entertaining. The Large Driveway And Two Garages Provide Plenty Of Parking Space, A Rare Find In Such A Desirable Location.



Location
From The B1275/Belasis Avenue Road, Turn Off Onto Old Road, The Property Is Located On The Right-Hand Side.

Billingham South Primary School - 13 Minute Walk
Northfield School & Sports College - 7 Minute Drive, 14 Minute Bike
Fujifilm Manufacturer - 23 Minute Walk, 3 Minute Drive
Forum Thatre, Activ8 Gym & The Town Centre - 5 Minute Drive
Billingham Beck Valley Country Park - 17 Minute Walk, 2 Minute Drive
Manjaraos Takeaway, Mill Lane Shops - 6 Minute Walk
Synthonia Suites Eatery, Pool & Snooker - 12 Minute Walk
Station Road Parade Of Shops & - 7 Minte Walk
Bust Stops Are Available Nearby As Well As Excellent Road Links A19 & A66

Distance Times Estimated Using Google Maps.

Entrance Porch
12'5" x 6'2" (3.8 x 1.9)
Composite Door, uPVC Double Glazed Windows, Door Leading To The Dining Room, Wall Lights, Storage Cupboard.

Dining Room
9'10" x 14'1" (3.0 x 4.3)
Space For A Dining Table & Chairs, Doors Leading To The Living Room & Kitchen, uPVC Double Glazed Window, Staircase To The First Floor.

Living Room
16'4" x 17'0" (5.0 x 5.2)
Feature Fireplace, uPVC Double Glazed Windows x2, Radiator.

Family Room
11'9" x 13'1" (3.6 x 4.0)
uPVC Double Glazed Patio Doors, Vertical Radiator.

Kitchen
14'1" x 12'1" (4.3 x 3.7)
Fitted With A Range Of Base, Drawer & Wall Units, Wine Rack, Worktops With A Stainless Steel Sink Unit & Mixer Tap, Space For A Freestanding Cooker, Hob With Overhead Extractor Hood, Space For A Dishwasher, Spotlights To The Ceiling, uPVC Double Glazed Window & Door, Door Leading To The Utility Room.

Utility Room
9'6" x 7'6" (2.9 x 2.3)
uPVC Double Glazed French Doors, White Hand Wash Basin, Doors Leading To The W.C & Cloakroom.

Ground Floor W.C
3'7" x 3'11" (1.1 x 1.2)
White W.C.

Cloakroom
5'10" x 11'1" (1.8 x 3.4)
uPVC Double Glazed Window & Door, Wall Mounted Combi Boiler, Storage Cupboard.

First Floor Landing
Open Spindle Balustrade, Doors Leading To The Bedrooms, Bathroom & Shower Room.

Bedroom One
12'9" x 13'9" (3.9 x 4.2)
uPVC Double Glazed Windows x2, Radiator.

Bedroom Two
10'5" x 14'5" (3.2 x 4.4)
uPVC Double Glazed Windows x2, Radiator.

Family Bathroom
8'6" x 5'10" (2.6 x 1.8)
White Freestanding Roll Top Bath With Chrome Shower Mixer Tap, Hand Wash Basin, W.C, Vertical Radiator, uPVC Double Glazed Window.

Bedroom Three
11'9" x 13'9" (3.6 x 4.2)
uPVC Double Glazed Window, Radiator.

Bedroom Four
8'6" x 8'2" (2.6 x 2.5)
uPVC Double Glazed Window, Radiator.

Shower Room
6'6" x 6'6" (2.0 x 2.0)
Corner Shower Cubicle, Vanity Hand Wash Basin, W.C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window.

Loft Room
Pull Down Timber Ladder Accessible From The 4th Bedroom, Split Into 3 Sections, Power, Window.

Outbuildings
uPVC Double Glazed Doors & Window.

Garage One
Flat Felt Roof, Up & Over Door.

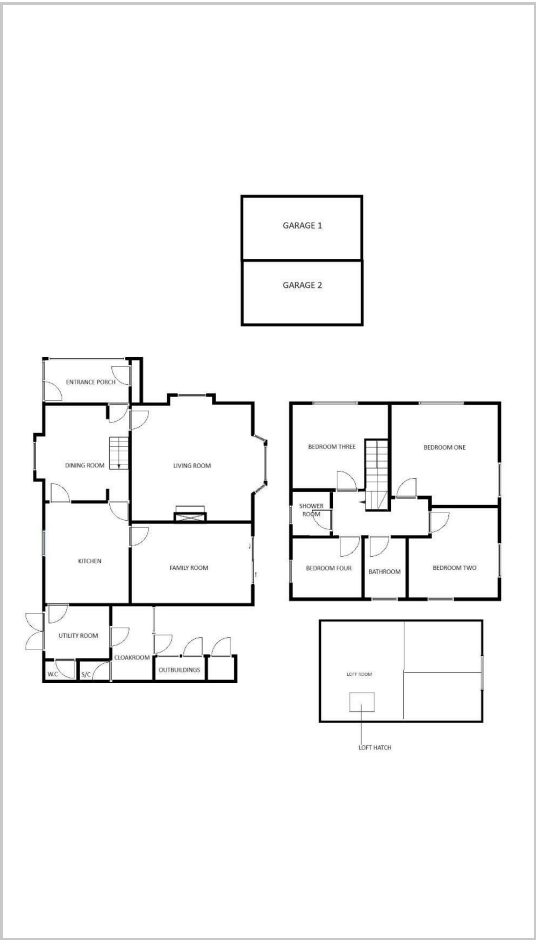
Garage Two
Apex Roof, Remote Controlled Electric Door.

Energy Efficiency Rating: E
The Full Energy Efficiency Certificate Is Available On Request.

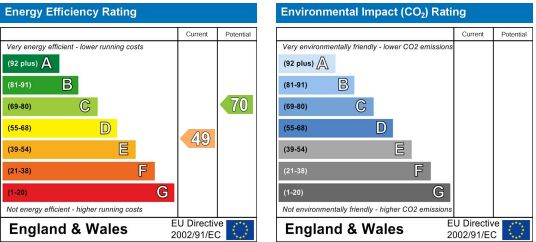
Area Map



Floor Plans



Energy Efficiency Graph



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