



## 16 New Road

Billingham, TS23 1DE

**Asking price £120,000**



A Great Starter Home Or Investment Opportunity, For Sale With The Advantage Of No Onward Chain & Vacant Possession!

Well Maintained & Benefiting Energy-Saving Solar Panels. Up-To-Date Gas & Electrical Safety Certificates. With The Potential To Achieve An Income Of Approximately £650pcm.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



## Location

From The Roundabout At Bypass Road, The A139 From Norton Or The B1275 Heading From Belasis Avenue, Take The Exit For New Road. The Property Is Located On The Left-Hand Side With Views Over The Fields.

Billingham South Community Primary School - 16 Minute Walk  
Northfield School & Sports College - 7 Minute Drive  
A19 Dual Carriage Way - 1 Minute Drive  
Norton High Street & Shops -22 Minute Walk, 3 Minute Drive  
Billingham Beck Valley Country Park - 17 Minute Walk  
Billingham Town Centre - 4 Minute Drive

Journey Times Estimated Using Google Maps.

## Entrance Hallway

Providing Access To Living Room & Dining Room, Staircase To First Floor Landing.

## Living Room

uPVC Double Glazed Window, Sliding Patio Doors, Radiator.

## Dining Room

uPVC Double Glazed Window, Radiator, Space For Dining Table & Chairs.

## Kitchen

Fitted With Base, Wall & Drawer Units, Worksurface Incorporating Sink Unit & Tap, Hob With Overhead Extractor Fan, Oven, Space For Washing Machine & Fridge Freezer, uPVC Double Glazed Window, Radiator.

## First Floor Landing

Provides Access To Bedrooms & Bathroom.

## Bedroom One

uPVC Double Glazed Window & Radiator.

## Bedroom Two

uPVC Double Glazed Window & Radiator.

## Bedroom Three

uPVC Double Glazed Window & Radiator.

## Family Bathroom

White Suite Comprising Bath, Shower, W/C, uPVC Double Glazed Window, Radiator.

## Energy Performance Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

## Council Tax Band: A

Council Tax Estimate £1,426

## Solar Panels:

Further Information To Follow.

## Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

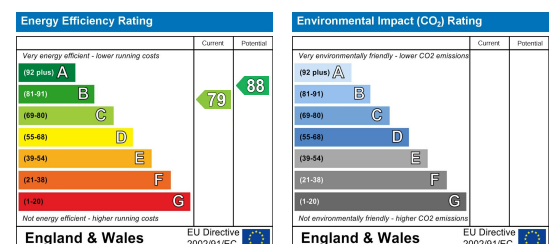
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.