



A beautifully presented and generously proportioned four-bedroom detached family home, thoughtfully designed to offer both space and flexibility for modern living.

Upon entering, the property immediately impresses with its well-balanced layout and light-filled interiors. The heart of the home is the stylish and contemporary kitchen/dining room, providing an excellent space for both everyday family life and entertaining guests. This sociable area is complemented by a spacious and inviting living room, perfect for relaxing evenings. In addition, a separate playroom offers valuable versatility and could easily serve as a home office, snug, or hobby room depending on your needs. A convenient ground floor WC completes the downstairs accommodation. To the first floor, the property continues to impress with a generously sized master bedroom featuring its own ensuite shower room. Three further well-proportioned bedrooms provide ample space for family members or guests, all served by a modern and well-appointed family bathroom.

Externally, the home benefits from a private driveway offering off-street parking, along with a substantial rear garden. This outdoor space is ideal for children, gardening enthusiasts, or hosting gatherings during the warmer months.

#### Location & Amenities

Situated within a highly sought-after area, the property enjoys close proximity to a wide range of local amenities including shops, supermarkets, and well-regarded schools and benefits from triple glazing throughout. Billingham town centre is easily accessible, offering an extended selection of retail, dining, and leisure facilities. The area is also well-served by excellent transport links, with convenient access to major road networks and rail services connecting to Stockton-on-Tees, Middlesbrough, and surrounding areas.

This superb property represents an ideal family home, combining space, comfort, and convenience. Early viewing is strongly advised to fully appreciate all that it has to offer.

**Aston Road, Billingham, TS22 5DF**

**4 Bedroom - House - Detached**

**£300,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



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Aston Road, Billingham, TS22 5DF



**Entrance Hallway**

Entrance door, carpet flooring, radiator, storage cupboard and stairs to upper.

**Play Room**

Front triple glazed window, spot lights, carpet flooring and radiator.

**Lounge**

Triple glazed window, carpet flooring and radiator.

**Kitchen/Diner**

Open plan, rear triple glazed window and doors. Radiator and spot lights

**Cloakroom**

W/c, wash hand basin and flooring.

**Landing**

Carpet flooring and storage cupboard.

**Bathroom**

Rear triple glazed window, heated towel rail, vanity wash hand basin, w/c, bath, shower, shaver point, spot lights and extractor fan.

**Bedroom**

Front triple glazed window, fitted robes, radiator and carpet flooring.

**Ensuite**

Walk in shower, rear triple glazed window, w/c, wash hand basin and heated towel rail.

**Bedroom**

Rear triple glazed window, carpet flooring and radiator.

**Bedroom**

Front triple glazed window, carpet flooring and radiator.

**Bedroom**

Front triple glazed window, carpet flooring and radiator.



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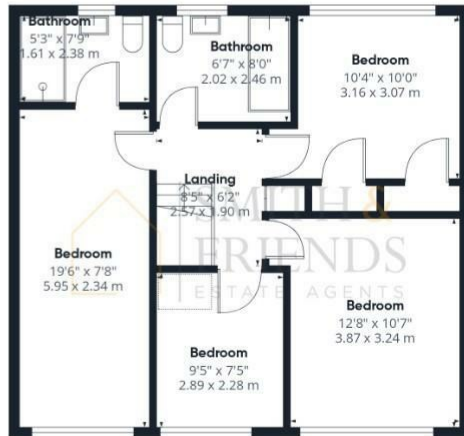


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Ground Floor



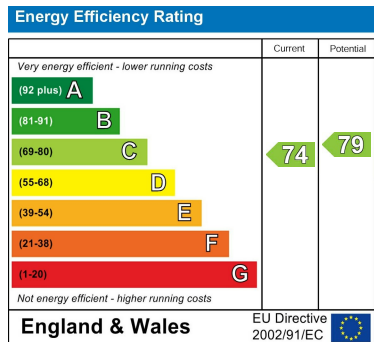
Floor 1

Approximate total area<sup>(1)</sup>  
1291 ft<sup>2</sup>  
119.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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