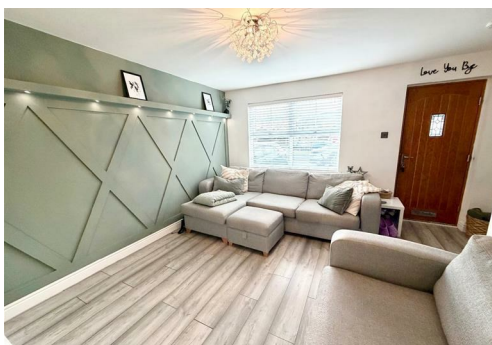




Welcome to the market this beautifully presented and extended three-bedroom semi-detached home, perfectly positioned at the top of a quiet cul-de-sac. Offering a thoughtfully designed layout and generous living space, this property is ideal for families and those seeking comfortable modern living.

The ground floor features an inviting entrance porch that leads into a warm and welcoming lounge, perfect for relaxing at the end of the day. To the rear, you'll find a stylish open-plan kitchen and dining area, thoughtfully arranged to offer both practicality and contemporary appeal—an ideal space for cooking, dining, and socialising. A convenient cloakroom completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms, each with ample natural light, along with a modern family bathroom.

Externally, the home boasts a generous rear garden, mainly laid to lawn, with a decked seating area—perfect for outdoor dining, family gatherings, or simply enjoying sunny days in a peaceful setting.

Location: Situated in the desirable Cranswick area, the property provides excellent access to well-regarded schools, Billingham Town Centre, and a range of local amenities, making it a fantastic choice for families and commuters alike.

Cranswick Close, Billingham, TS23 3YF

3 Bed - House - Semi-Detached

£170,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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Cranswick Close, Billingham, TS23 3YF



Entrance

Entrance porch, windows and entrance door.

Lounge

1 x front double glazed window, radiator and stairs to upper

Kitchen/Diner

Extended open plan kitchen/diner. Rear double glazed door, sky double glazed windows and access to cloakroom.

Cloakroom

W/c, wash hand basin and flooring

Landing

Carpet flooring and loft access

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

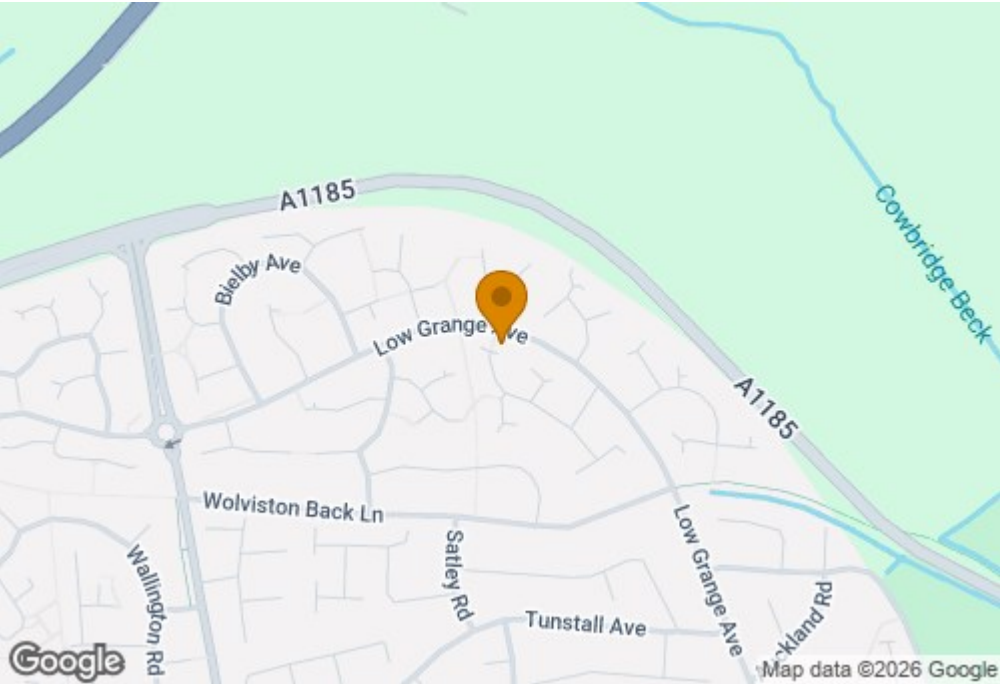
w/c, wash hand basin , bath and flooring.

External

Laid to lawn, seating area to the rear and parking to the front/side parking.



Cranswick Close, Billingham, TS23 3YF



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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. Smith & Friends Estate Agents 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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