



This impressive home offers far more than meets the eye, making it an excellent opportunity for first-time buyers seeking space, comfort, and practicality. Beautifully presented throughout, the property goes well beyond the standard three-bedroom layout, providing versatile living areas designed to suit modern lifestyles.

Upon entering, you are welcomed by a bright entrance hallway. The contemporary fitted kitchen is both stylish and functional, complete with integrated appliances and a convenient breakfast bar—perfect for casual dining or entertaining. The ground floor also benefits from a cosy snug, a separate lounge ideal for relaxing, a dedicated dining area, and a generously sized utility/cloakroom, adding valuable extra space and convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering comfortable accommodation for families or those needing additional workspace. The bathroom features a modern walk-in shower, complemented by a separate WC for added practicality.

Externally, the property enjoys a pleasant position that is not overlooked at the front. The rear garden has been designed for low maintenance while still providing an enjoyable outdoor space, complete with storage facilities. There is also parking available and an additional garden area to the front.

Situated in the popular area of Billingham, the property is ideally located close to a range of local shops, schools, and everyday amenities, making it a convenient and desirable place to call home.

Gilside Road, Billingham, TS23 3JB

3 Bedroom - House - End Terrace

Offers Over £140,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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ENTRANCE HALLWAY

Entrance door, flooring, radiator, under stairs cupboard.

LOUNGE

Double glazed window to front aspect, carpet, coved ceiling, radiator, internal doors to diner.

KITCHEN

Double glazed door to front aspect, double glazed doors to rear aspect, open plan snug with kitchen, integrated oven and grill, breakfast bar.

LANDING

Loft access, storage cupboard, carpet.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, storage cupboard.

BEDROOM TWO

Double glazed window to front aspect, radiator, carpet.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Walk-in shower, vanity wash hand basin, spot lights, heated towel rail, double glazed window to rear aspect.

SEPARATE WC

WC, radiator, double glazed window to rear aspect.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
981 ft²
91.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
	EU Directive 2002/91/EC	

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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