



Robinsons Tees Valley are pleased to offer for sale this excellent two bedroom purpose built ground floor flat. In a popular residential area, pedestrianised to the front and with an attractive outlook to the front over an attractive green area with established trees. Suitable for a wide range of prospective buyers an internal inspection is highly recommended to appreciate the property fully.

The property is located on Billingham Road close to the junction with Beaconsfield Road. Only a short walk from Norton High Street with its wide range of shops and leisure facilities including popular bars and restaurants. Close to schools for all age groups, regular bus services and an excellent network of roads including the A19 providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises: Entrance Porch, spacious Lounge with feature fireplace and modern electric fire, Inner Hall, fitted Kitchen, two Bedrooms - one with an excellent range of sliding door fitted wardrobes and Wet Room/ Wc with a white suite and wall mounted electric shower.

Attractive open plan front garden with established shrubs. Large communal rear courtyard enclosed by timber fencing. Paved for easy maintenance with large timber garden shed. Allocated car parking space to the rear and visitor parking.

For a viewing contact ROBINSONS TEES VALLEY - Estate agents

In Association with SMITH & FRIENDS Ltd.

Billingham Road, Stockton-On-Tees, TS20 2SB

2 Bedroom - Flat

£67,500

EPC Rating: C

Tenure: Leasehold

Council Tax Band: A

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SALES • LETTINGS • AUCTIONS *Tees Valley*

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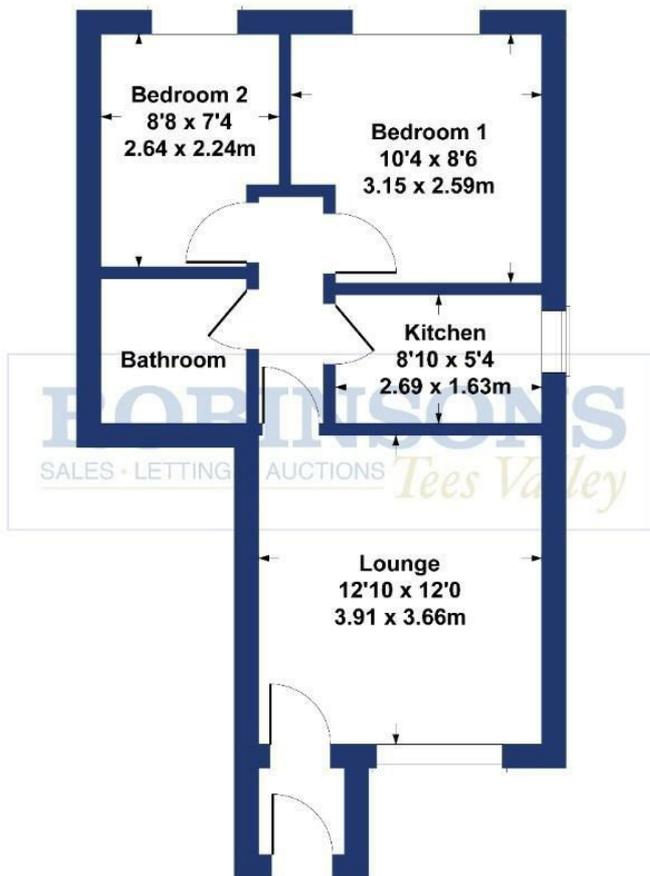


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

Billingham Road

Approximate Gross Internal Area

465 sq ft - 43 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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