



A superbly well presented one bedroom ground floor flat. This property briefly comprises of entrance hallway, lounge, kitchen, one bedroom and bathroom/WC. The property benefits from gas central heating, uPVC double glazing in addition to its own rear garden and allocated parking space. In our opinion, viewing is highly recommended of this property which is situated in this popular location of North Billingham with easy access to A689 and A19, bus routes are also close-by.

**Northpark, Billingham, TS23 3SU**

**1 Bed - Flat - Purpose Built**

**£77,950**

**EPC Rating: C**

**Council Tax Band: A**

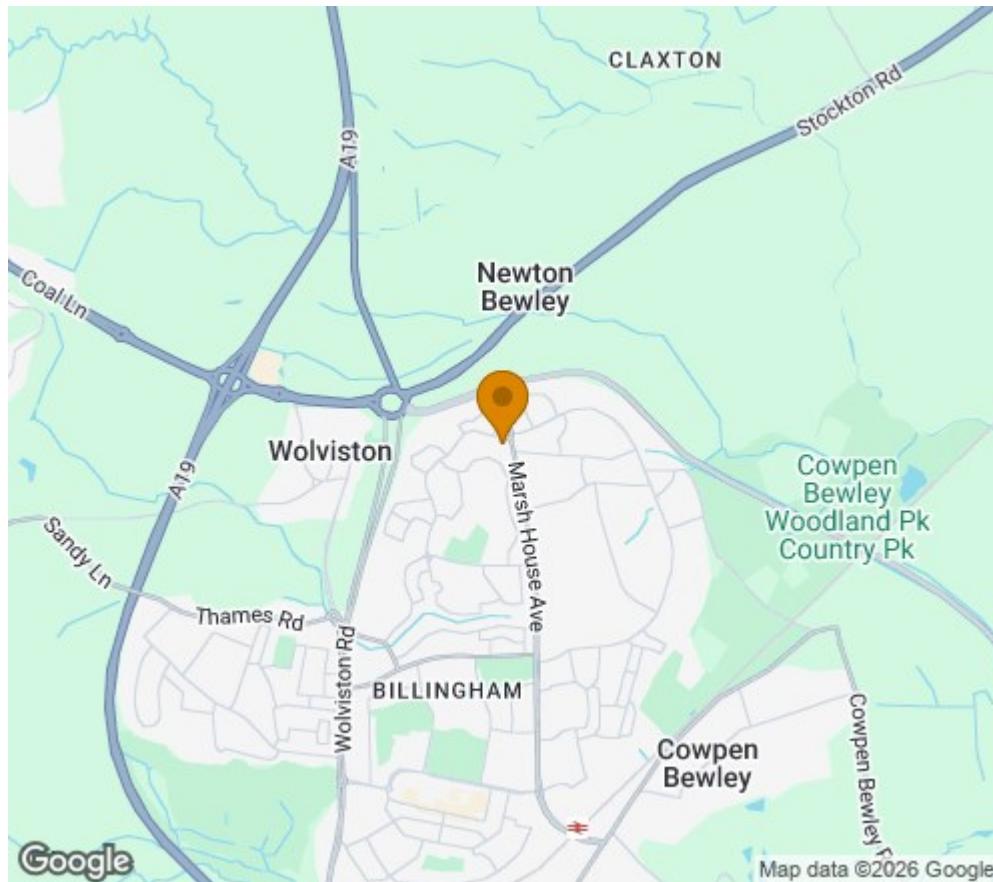
**Tenure: Leasehold**

# Northpark, Billingham, TS23 3SU

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Not to Scale. Produced by The Plan Portal 2025  
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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		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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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