Occupying a pleasant cul-de-sac position within a popular residential area of Billingham, this well-proportioned THREE-BEDROOM HOME is conveniently located for local shops, schools and everyday amenities. The property would make an ideal purchase for a first-time buyer, young couple or growing family, with viewing recommended to fully appreciate the accommodation on offer.

The ground floor comprises an entrance area leading into a comfortable lounge, together with a fitted kitchen and convenient cloakroom/WC. To the first floor are three bedrooms and a family bathroom.

Externally, one of the property's particular highlights is the generous rear garden, providing an excellent space for outdoor dining, entertaining and family enjoyment. The garden also benefits from a pleasant degree of privacy, being not directly overlooked to the rear.

Offered to the market with NO FORWARD CHAIN, this is a great opportunity to acquire a family home in a convenient and popular Billingham location.

Leeholme Gardens, Billingham, TS23 3TJ
3 Bed - House - Link Detached
£115,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Leeholme Gardens, Billingham, TS23 3TJ

Hallway

Lounge

Kitchen

Cloakroom

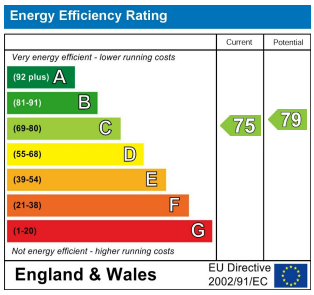
Landing

Bedroom

Bedroom

Bedroom

Bathroom



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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS