



Welcome to the market this well-presented three-bedroom mid-terrace home, ideally located in the ever-popular area of Billingham. Offering excellent value, the property would make an ideal purchase for a first-time buyer or a fantastic investment opportunity.

The accommodation is thoughtfully laid out and flows beautifully throughout. To the ground floor, the property briefly comprises a welcoming entrance porch leading into a spacious open-plan lounge and dining area, providing an excellent space for both relaxing and entertaining. The fitted kitchen offers ample storage and worktop space, while a convenient ground-floor cloakroom adds to the practicality of the home.

To the first floor, there are three generously sized bedrooms, all offering comfortable living space, along with a family bathroom fitted with a modern white suite.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor enjoyment, along with street parking to the front. The home also enjoys pleasant open views overlooking a green belt, adding to its appeal.

Ideally situated, the property is conveniently located close to a range of local amenities, including schools, shops, and transport links, making it a great choice for families and commuters alike.

**Bannockburn Way, Billingham, TS23 3QP**

**3 Bed - House - Mid Terrace**

**£76,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**





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ENTRANCE HALLWAY

uPVC door, flooring, double glazed window, storage cupboard.

LOUNGE/DINER

Double glazed window to front aspect, flooring, radiator.

LOBBY

Storage cupboard, radiator, stairs to upper level, access to toilet, uPVC door to rear aspect.

KITCHEN

Double glazed window to rear aspect, flooring, partly tiled, radiator, electric hob and oven.

LANDING

Carpet, loft access.

BEDROOM ONE

Double glazed window to front aspect, radiator, carpet.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to rear aspect, radiator, carpet.

BATHROOM

Double glazed window, bath, shower, wash hand basin, WC, partly tiled, flooring.

EXTERNAL

Street parking, low maintenance rear garden.



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.

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		