



### 3 bed terraced house to buy in

York Crescent, Billingham, Durham, TS23  
1AS

# £150,000

 x 3  x 1  x 1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ MODERN KITCHEN
- ✓ THREE BEDROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Charlotte Kitching  
Branch Manager  
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Competitively priced to encourage early interest, this well-presented terraced home is an excellent choice for first-time buyers, growing families or those looking for a ready-made home in a popular residential area of Billingham.

To the front, the property benefits from a generous frontage providing ample parking, together with the added convenience of an electric vehicle charging point. Inside, the dual-aspect lounge enjoys plenty of natural light, with French doors opening directly onto the rear garden.

The kitchen is undoubtedly the heart of the home, featuring an island incorporating the hob, a range of stylish J-pull cabinetry and contrasting work surfaces. Integrated appliances include a dishwasher, wine cooler and double oven, whilst we are informed the fridge freezer, washing machine and tumble dryer will also remain.

To the first floor are three bedrooms and a contemporary shower room. Bedroom three benefits from a fixed staircase leading to the loft, which has two Velux-style windows and offers useful additional space.

The rear garden is a particular feature, providing an impressive outdoor space with patio, decking and hot tub, lawn and two sheds. Whether entertaining, relaxing or enjoying the garden, there is plenty here to appreciate.

Offered for sale with No Onward Chain, this is a home that combines excellent presentation, versatile accommodation and generous outside space. Contact our Norton Team today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £150,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Living Room

5.04m x 3.47m (16'6" x 11'4")



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## Kitchen

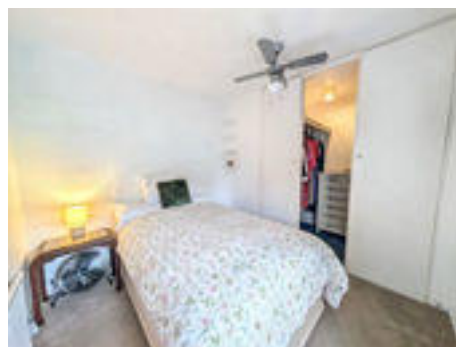
5.04m x 4.23m (16'6" x 13'10")



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## Bedroom 1

3.86m x 2.84m (12'7" x 9'3")



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## Bedroom 2

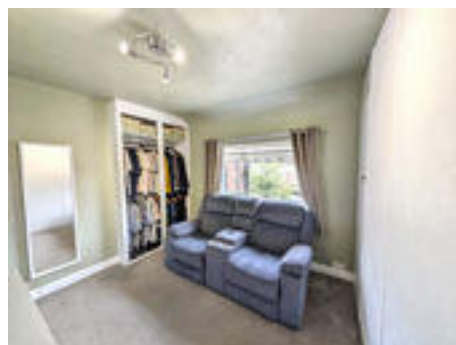
3.50m x 2.12m (11'5" x 6'11")



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## Bedroom 3

3.49m x 3.45m (11'5" x 11'3")



## Bathroom

2.55m x 1.49m (8'4" x 4'10")



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## Loft



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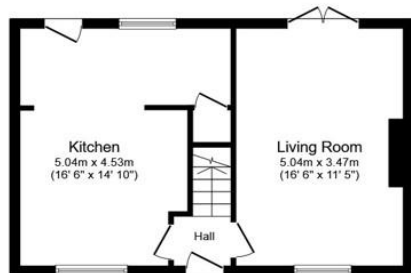
## Rear Garden



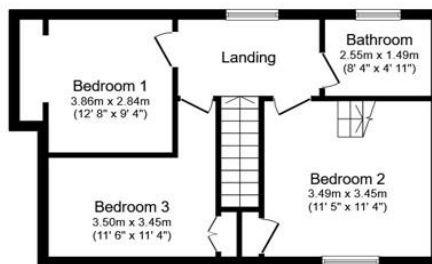
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## Rear Aspect

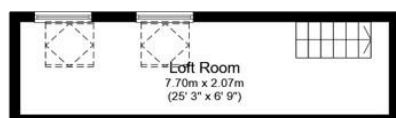




Ground Floor



First Floor



Second Floor

Total floor area: 101.1 sq.m. (1,088 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         | 80                      |
| (55-68) <b>D</b>                                   | 70      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| England, Scotland & Wales                          |         | EU Directive 2002/91/EC |

York Crescent, Billingham, Durham, TS23 1AS

Contact your local branch today for more information on this property:

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norton@pattinson.co.uk, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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