



9 Auckland Road

, Billingham, TS23 3LZ

£165,000



**** No Onward Chain ****

Igomove are pleased to present this well-proportioned two-bedroom semi-detached bungalow on Auckland Road, Billingham. Offering generous accommodation throughout, a practical layout and excellent outdoor space, this property is ideally suited to those looking for comfortable single-storey living with plenty of versatility.



The accommodation is arranged around a welcoming central hallway, which provides access to all rooms. To the front of the property is the spacious lounge, a bright and comfortable reception room featuring a large front-facing window and ample space for a range of furniture. The adjoining dining room provides a dedicated area for entertaining and everyday dining, with access through to the conservatory.

The conservatory is a particularly useful addition to the home, creating a light-filled further reception space overlooking the rear garden. With extensive glazing and direct access outside, it offers a pleasant spot to relax while making the most of the garden throughout the year.

The kitchen is fitted with a good range of traditional oak-effect wall, drawer and base units, complemented by work surfaces and tiled surrounds. There is space for a cooker and additional appliances, while the layout provides a practical and functional cooking environment.

The property offers two well-proportioned bedrooms, with both rooms benefiting from fitted wardrobes. The main bedroom is a particularly generous space, with an extensive run of fitted storage providing excellent cupboard space, while still leaving ample room for freestanding furniture. The second bedroom is also a good-sized room with its own fitted wardrobes, making it a versatile space that would work equally well as a comfortable bedroom, guest room, dressing room or home office.

The shower room is conveniently positioned off the hallway and is fitted with a modern white suite comprising a shower, wash hand basin and WC, complemented by tiled walls and a heated towel rail. There is also a useful store cupboard, adding further practical storage to the accommodation.

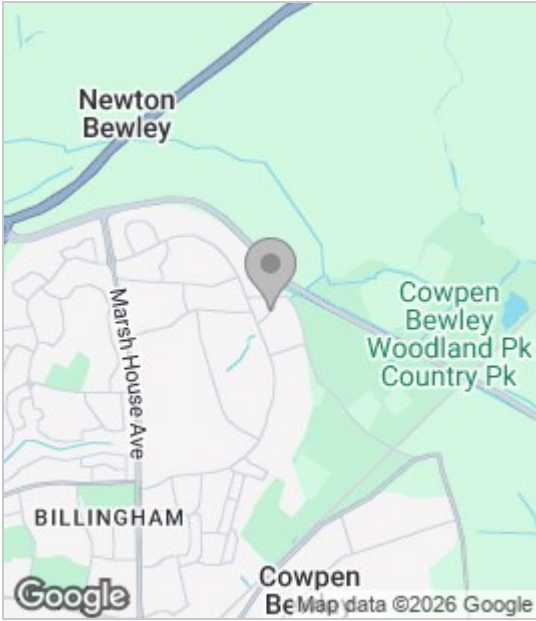
Externally, the property benefits from a private front garden, with a paved and planted frontage, while a substantial driveway provides excellent off-road parking and leads to the detached garage, offering further secure storage or potential for a variety of uses.

To the rear is a generous, low-maintenance enclosed garden, predominantly laid with paved areas and incorporating raised beds, mature planting and established shrubs. The garden provides plenty of space for outdoor seating and entertaining, with the conservatory opening directly onto this pleasant outdoor area. The detached garage is also accessed from the rear, offering secure parking, additional storage and excellent practicality for the new owner.

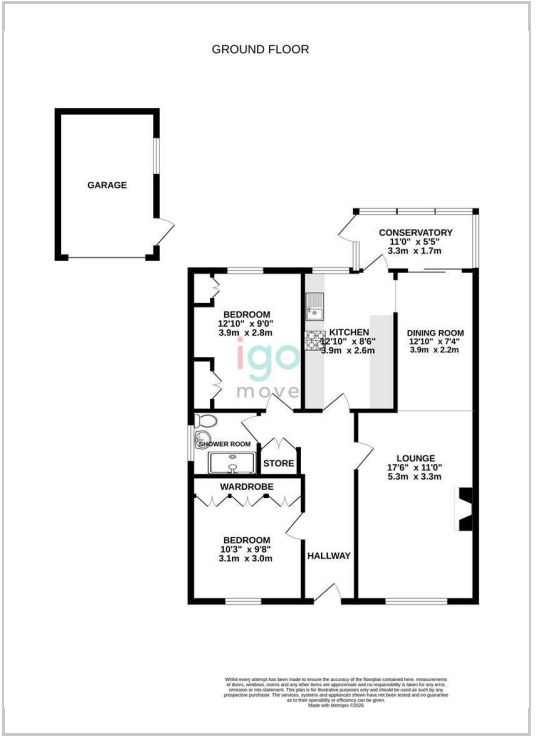
Overall, this is a well-proportioned two-bedroom bungalow offering spacious single-storey accommodation, a versatile layout, excellent storage, a detached garage, substantial driveway and an enclosed rear garden. Its position on Auckland Road also places it within easy reach of Billingham's local amenities and transport links, making it an appealing choice for a wide range of buyers.

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Area Map



Floor Plan



Energy Efficiency Graph

