



## 65 Hatfield Road

, Billingham, TS23 3AL

£800 Per Month





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## RECEPTION ROOM

Walking in from the front garden, you step through a pristine white UPVC double-glazed door and into a spacious reception room. The area opens up comfortably, easily accommodating a two-piece suite along with additional storage units while still feeling airy and uncluttered. A stylish fire surround with an integrated fire creates a welcoming focal point, complemented by a UPVC double-glazed window that draws in natural light. The room is warmed by a well-placed radiator and offers convenient access to the kitchen, the first-floor staircase, and a useful understairs storage cupboard.

## KITCHEN

The kitchen features a sleek arrangement of white high-gloss wall, base, and drawer units, beautifully contrasted by dark worktops that add depth and character to the space. There is ample room for free-standing appliances, allowing for a flexible layout to suit your needs. A UPVC double-glazed door provides direct access to the rear garden, while elegant French doors open into the conservatory, filling the room with light and creating a seamless flow between the indoor and outdoor living areas.

## CONSERVATORY

The conservatory, accessed directly from the kitchen, offers a bright and inviting additional living space, comfortably accommodating a

two- or three-piece furniture set. Surrounded by UPVC double-glazed windows, it enjoys generous natural light throughout the day, while French doors open out to the garden, creating a smooth transition between indoor and outdoor areas. Finished with sleek floor tiles for easy maintenance, this versatile room also provides convenient internal access to the garage.

## LANDING

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

The first bedroom is positioned to the front aspect of the property and offers generous space, comfortably accommodating a double bed along with larger storage units. A sizable UPVC double-glazed window allows plenty of natural light to filter through, creating a bright and welcoming atmosphere. The room is further enhanced by a radiator for warmth and soft carpeting underfoot, adding a touch of comfort.

## BEDROOM TWO

The second bedroom is situated to the rear of the property, offering a peaceful outlook and ample space to comfortably accommodate a double bed along with larger storage units. A UPVC double-glazed window brings in natural light while helping maintain warmth and efficiency, complemented by a fitted radiator for added comfort.

### BEDROOM THREE

The third bedroom is positioned to the front of the property and provides comfortable space for a single bed along with a selection of smaller storage units. A UPVC double-glazed window allows natural light to brighten the room, while a radiator ensures warmth throughout the colder months. Soft carpeting adds an extra touch of comfort underfoot.

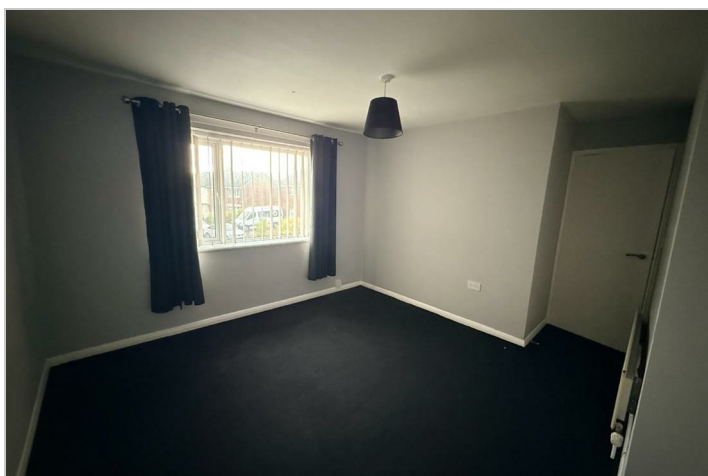
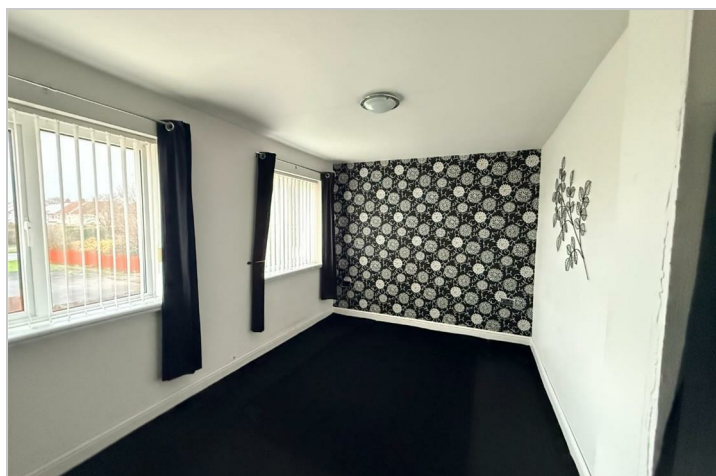
### FAMILY BATHROOM

The family bathroom is fitted with a well-presented three-piece suite comprising a corner bath with shower attachments, a hand basin, and a low-level W.C. The space is finished with a full tile surround for easy maintenance and a clean, modern look. Two frosted UPVC double-glazed windows provide ample natural light while ensuring privacy, and a radiator adds warmth and comfort to the room.

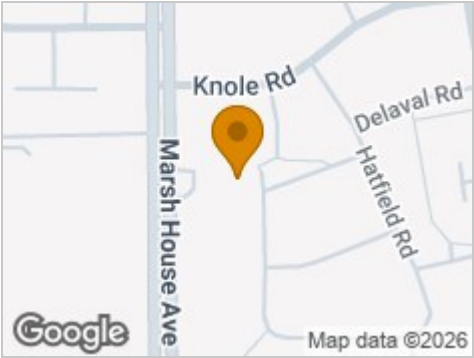
### EXTERNAL

The property features a neatly paved front

garden alongside a practical driveway, with gated access leading down to the garage positioned at the rear of the home. The rear garden offers a low-maintenance outdoor space, ideal for relaxing or entertaining without the upkeep of a larger plot. Conveniently located, the property is just a short drive from local amenities and reputable schools, making it well suited to family living.



Road Map



Hybrid Map



Terrain Map



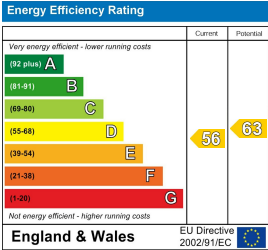
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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