



Wallington Way, Billingham

Billingham



Guide Price £140,000 - £150,000



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Offers Invited Between £140,000 to £150,000

A fantastic opportunity to acquire this charming three-bedroom semi-detached property in the desirable High Grange area of Billingham. Perfect for first-time buyers or families, this home boasts a range of features including a south-facing rear garden, driveway, and garage. The property is also equipped with UPVC double glazing and gas central heating, ensuring comfort and energy efficiency year-round. The accommodation is thoughtfully laid out and comprises an entrance hall, spacious lounge, dining room, modern kitchen, utility space, well-appointed bathroom, and three generously sized bedrooms.

Externally, the property offers a delightful outdoor space perfect for entertaining or relaxing. The south-facing rear garden provides a sunny aspect throughout the day, ideal for outdoor gatherings or simply unwinding in the fresh air. With ample space for outdoor furniture and activities, this property truly offers a tranquil retreat from the hustle and bustle, making it a wonderful place to call home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

14' 1" x 5' 8" (4.30m x 1.72m)

Lounge

13' 7" x 12' 4" (4.14m x 3.75m)

Dining Room

8' 8" x 8' 4" (2.65m x 2.55m)

Kitchen

8' 8" x 9' 7" (2.65m x 2.93m)

Utility

5' 6" x 7' 7" (1.68m x 2.32m)

Landing

8' 9" x 6' 0" (2.66m x 1.83m)

Bathroom

5' 5" x 8' 2" (1.64m x 2.50m)

Bedroom One

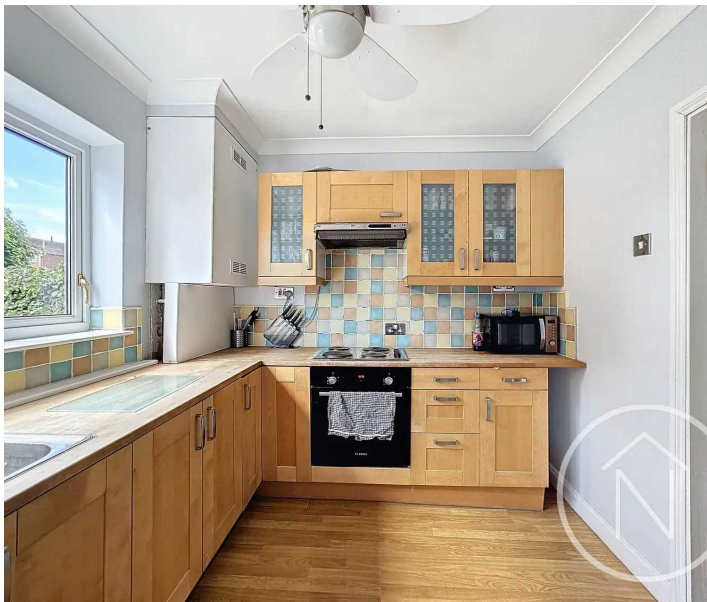
12' 5" x 12' 0" (3.78m x 3.65m)

Bedroom Two

10' 1" x 12' 0" (3.07m x 3.65m)

Bedroom Three

8' 1" x 8' 4" (2.46m x 2.53m)





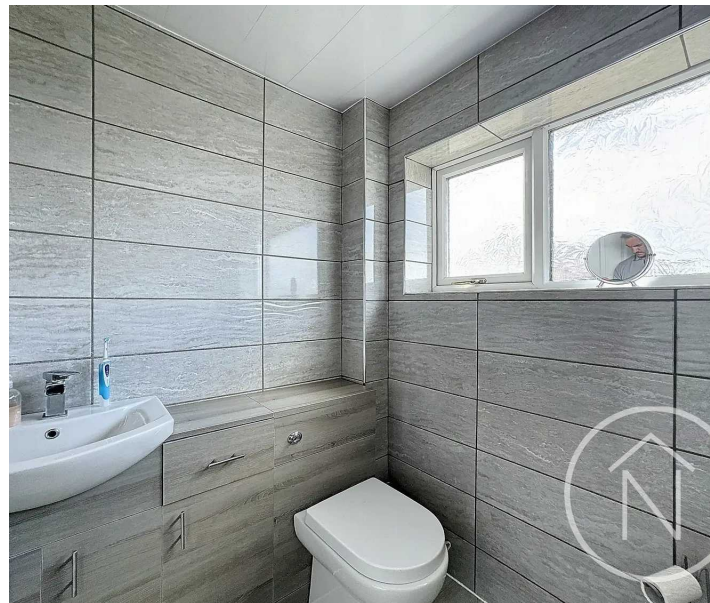
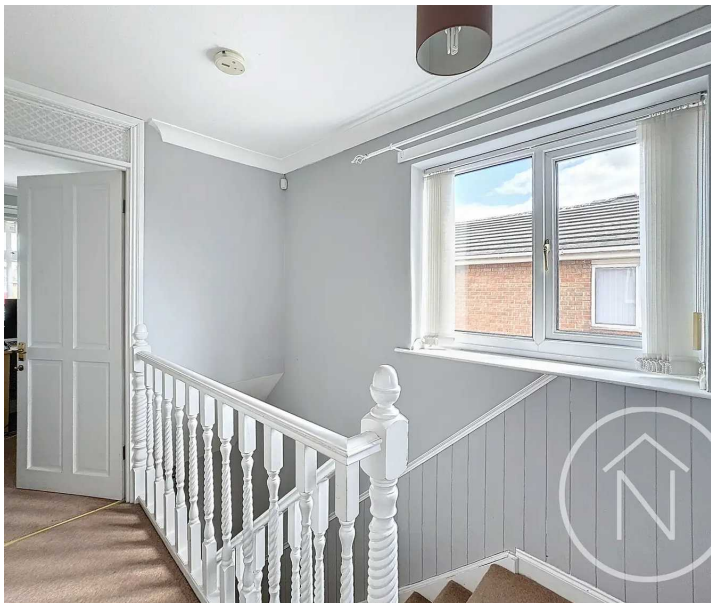
GARDEN

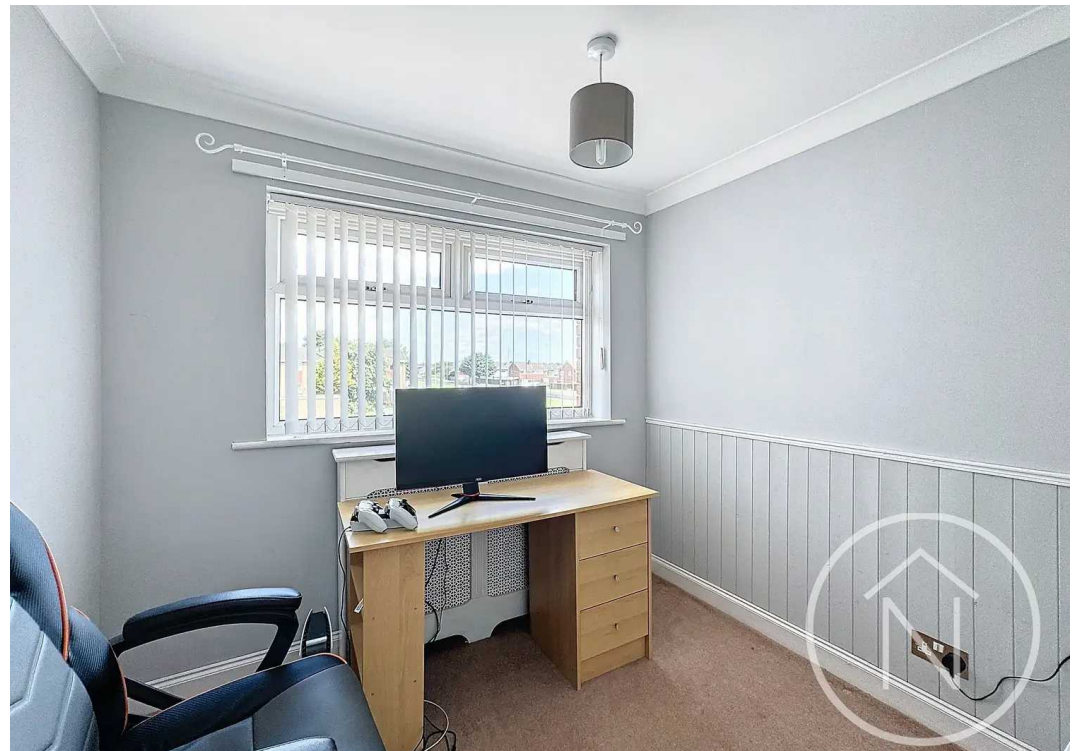
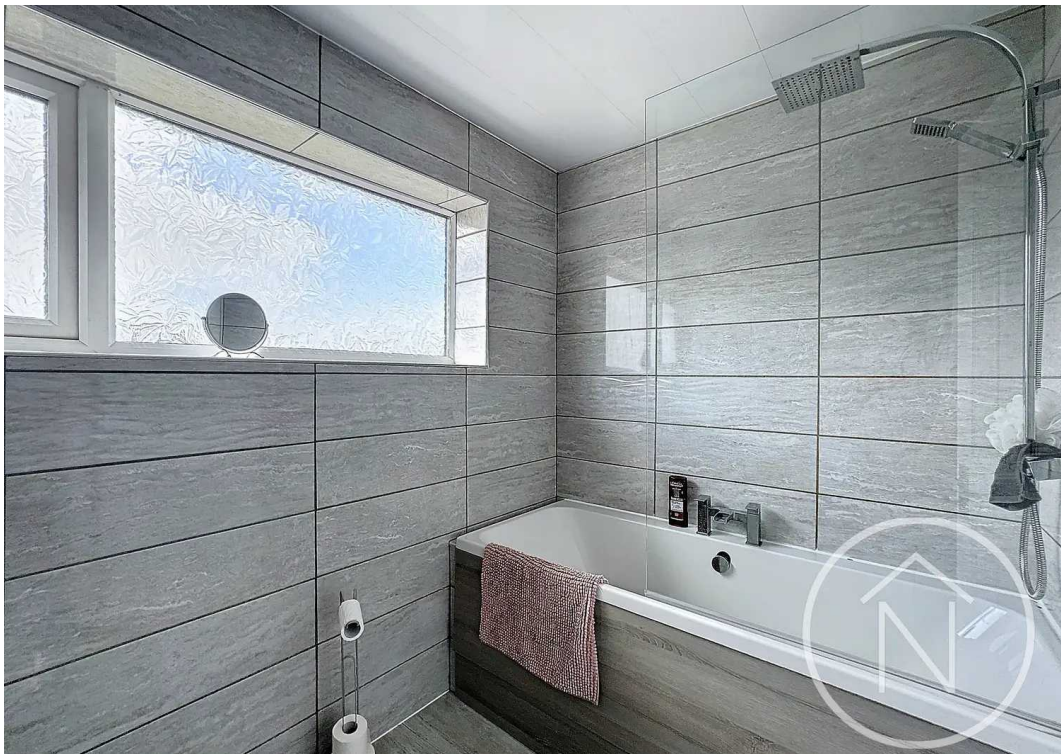
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

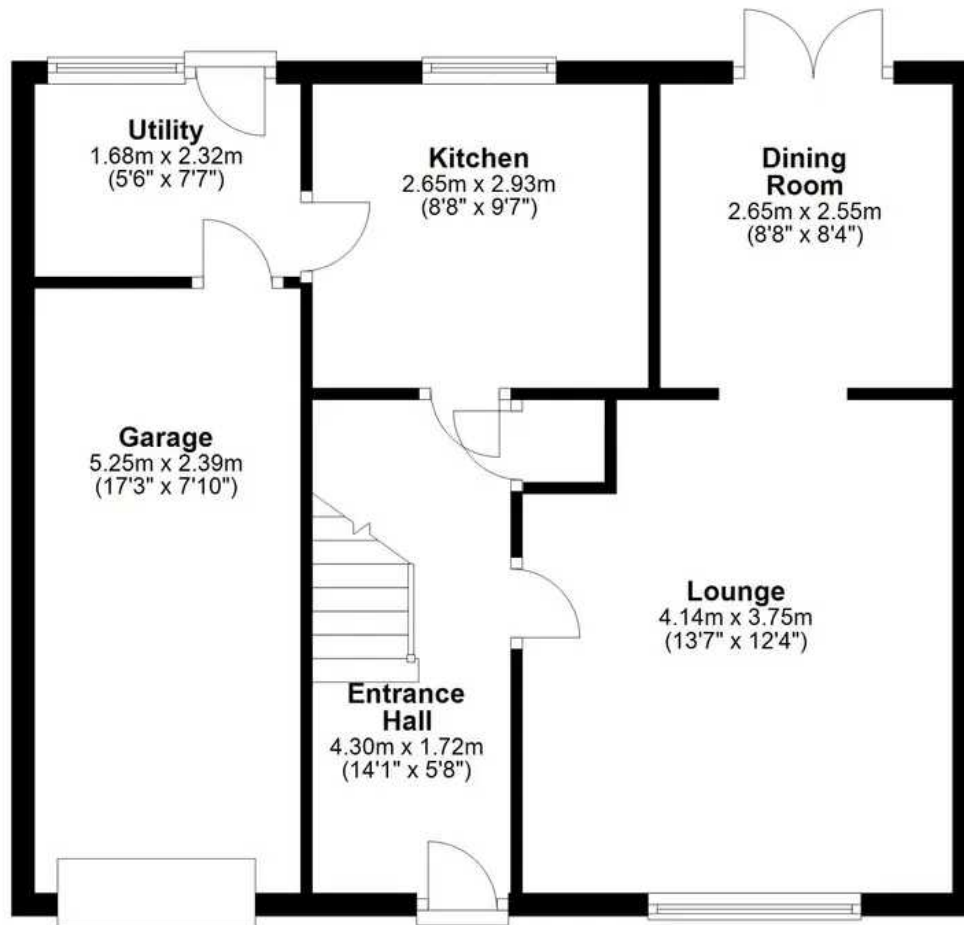






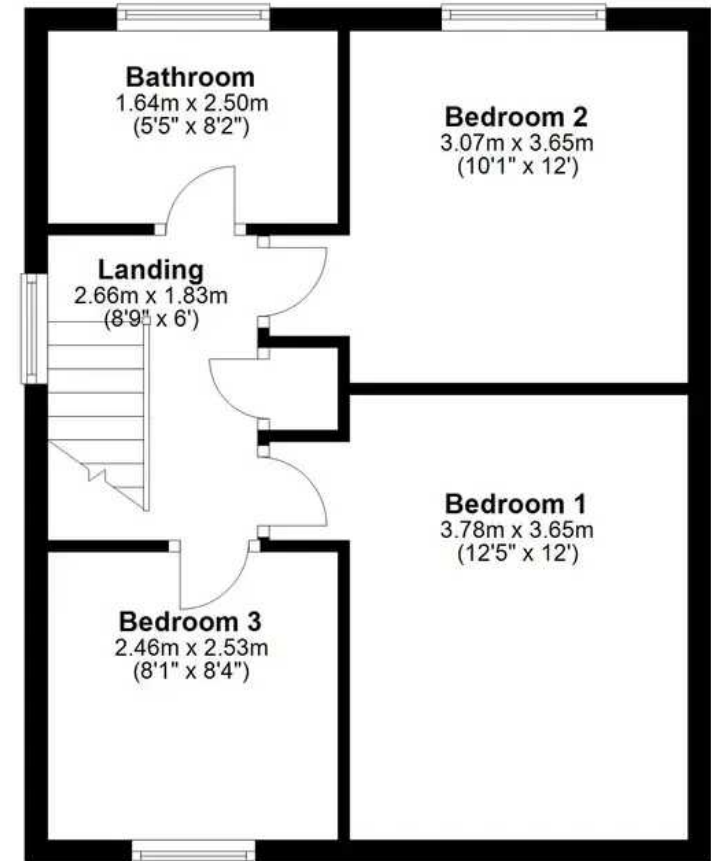
Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 81.6 sq. metres (878.1 sq. feet)

floor plan(s) by Northgate[®] for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.