



Gainsborough Crescent, Billingham

Billingham



Guide Price £325,000



25 Gainsborough Crescent

Billingham

Welcome to this stunning fully modernised and extended detached family home located on Wolviston Grange. Boasting a double driveway and a single integral garage, this property offers convenience and practicality for any homeowner. The accommodation comprises an inviting entrance hall leading to a spacious lounge with a bay window, perfect for relaxing evenings. The open plan kitchen/living/dining space features a modern fitted kitchen with integrated appliances, ideal for family gatherings. Additionally, there is a utility room and ground floor wc for added convenience. The first floor offers a landing leading to a family bathroom with a feature freestanding bath and four bedrooms, including an en-suite to the master bedroom, providing comfort and luxury for the whole family.

Step outside and discover the charming outdoor space that comes with this property. The generous garden offers ample space for outdoor activities and entertaining guests, making it an ideal place for children to play or for hosting summer barbeques. With its peaceful surroundings and well-maintained landscaping, this outdoor area provides a tranquil retreat for residents to enjoy nature right at their doorstep. Whether you're looking to relax in the sun or simply unwind after a long day, this property's outdoor space offers the perfect setting for outdoor living. Don't miss out on the opportunity to make this delightful property your new home, where indoor comfort meets outdoor serenity.

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.

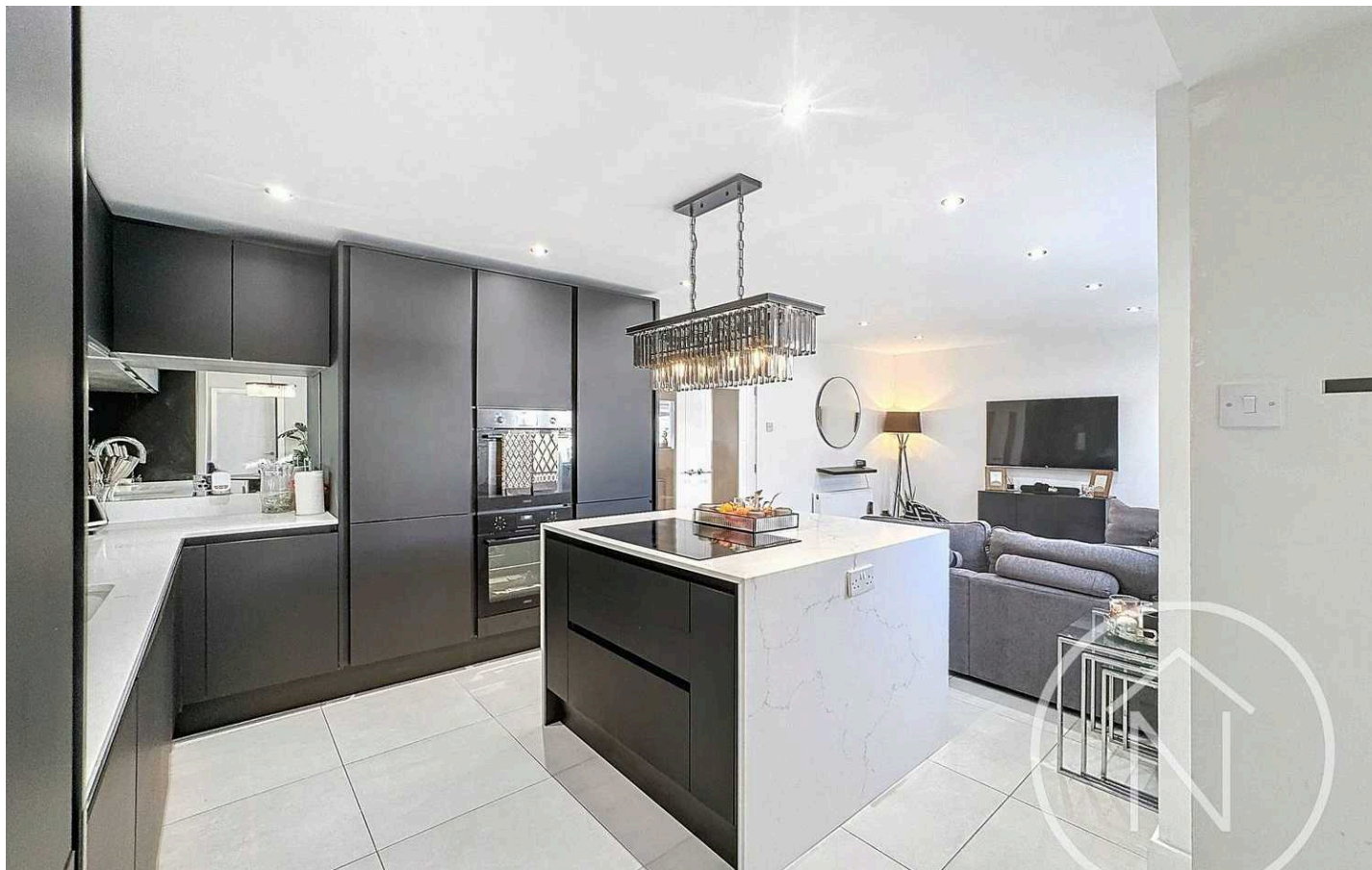
It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

14' 10" x 5' 9" (4.51m x 1.75m)

Lounge

14' 10" x 9' 8" (4.53m x 2.94m)

Kitchen

11' 10" x 23' 11" (3.61m x 7.29m)

Dining Room

11' 3" x 8' 11" (3.43m x 2.72m)

Utility

4' 10" x 8' 11" (1.48m x 2.72m)

Ground Floor Wc

5' 1" x 8' 11" (1.56m x 2.71m)

Landing

Bathroom

8' 1" x 6' 6" (2.46m x 1.97m)

Bedroom One

12' 2" x 12' 7" (3.70m x 3.83m)

En-Suite

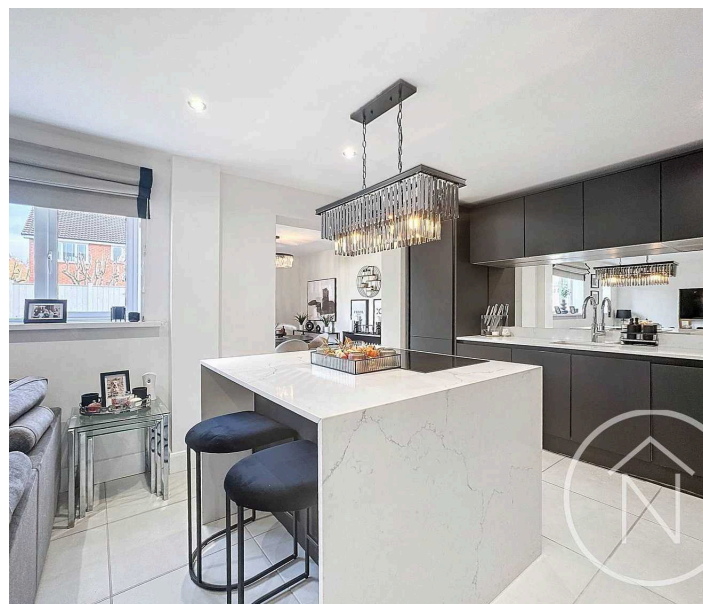
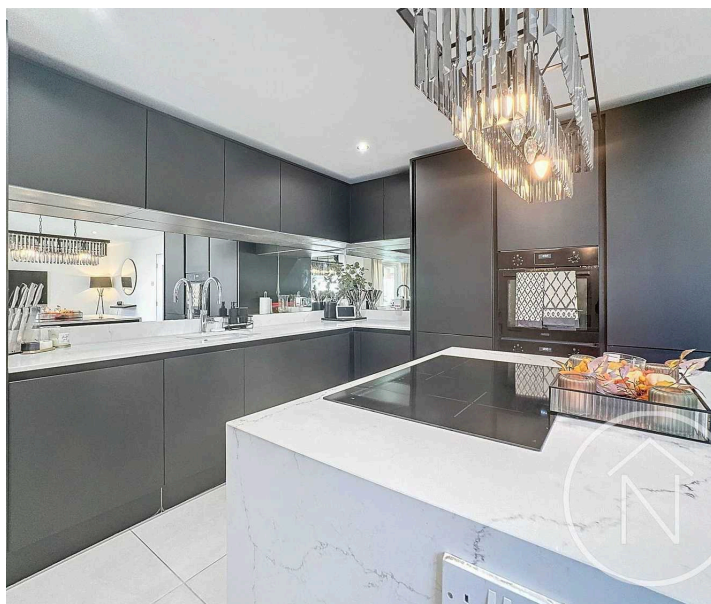
6' 7" x 4' 10" (2.00m x 1.48m)

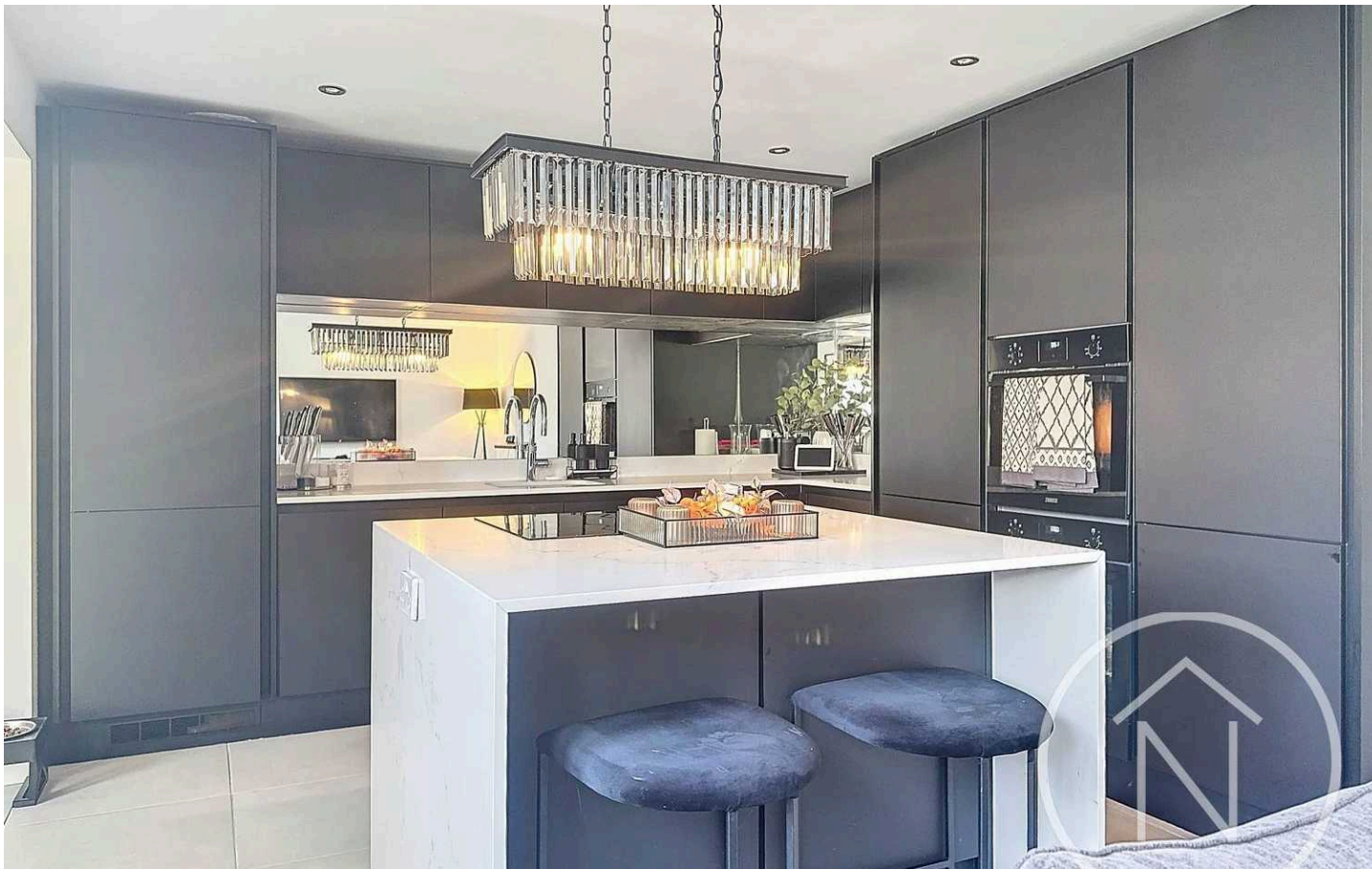
Bedroom Three

11' 10" x 7' 10" (3.61m x 2.40m)

Bedroom Four

8' 0" x 7' 10" (2.44m x 2.39m)





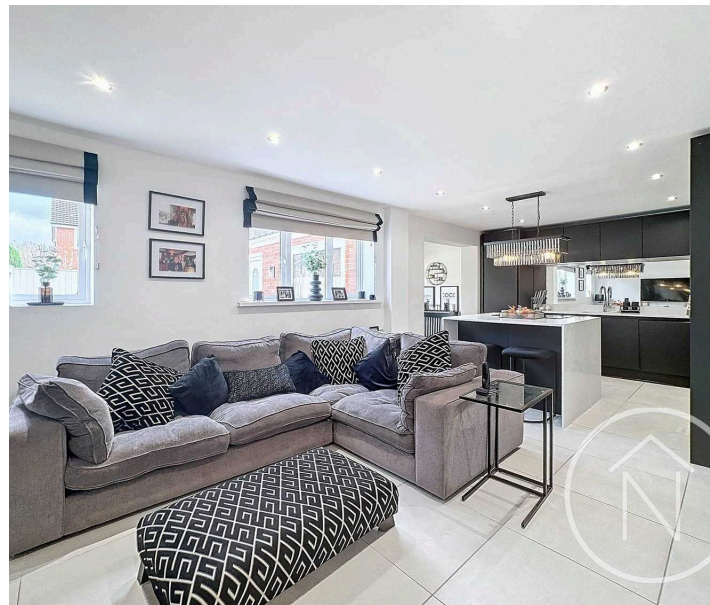
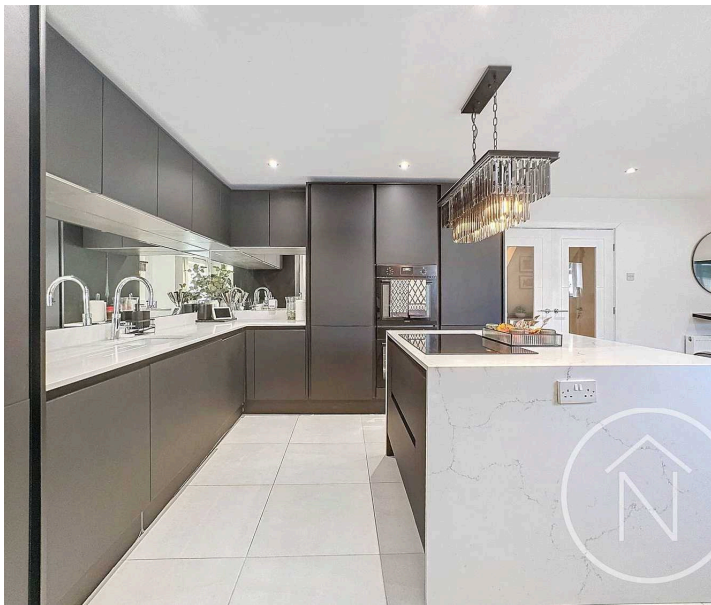
GARDEN

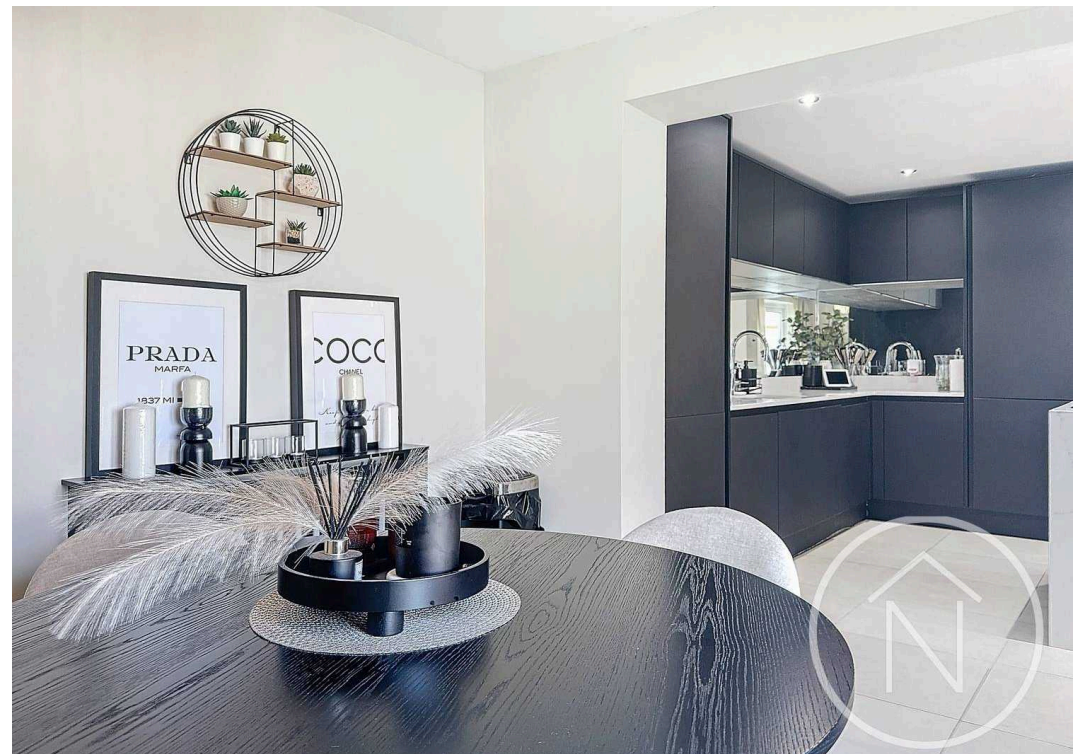
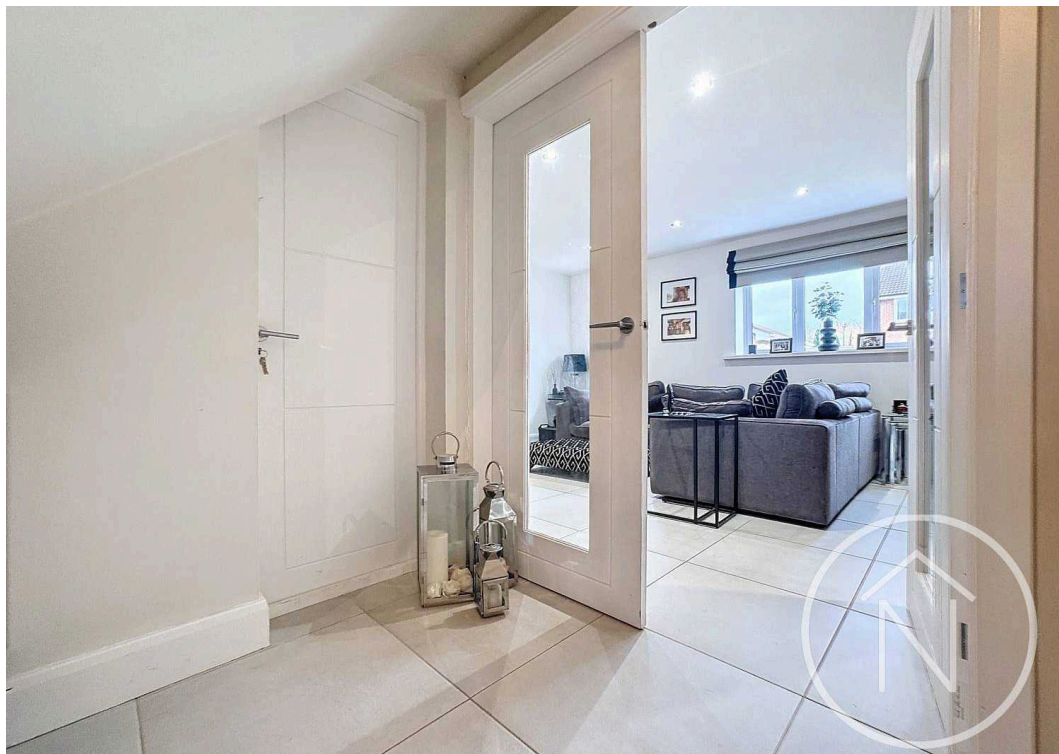
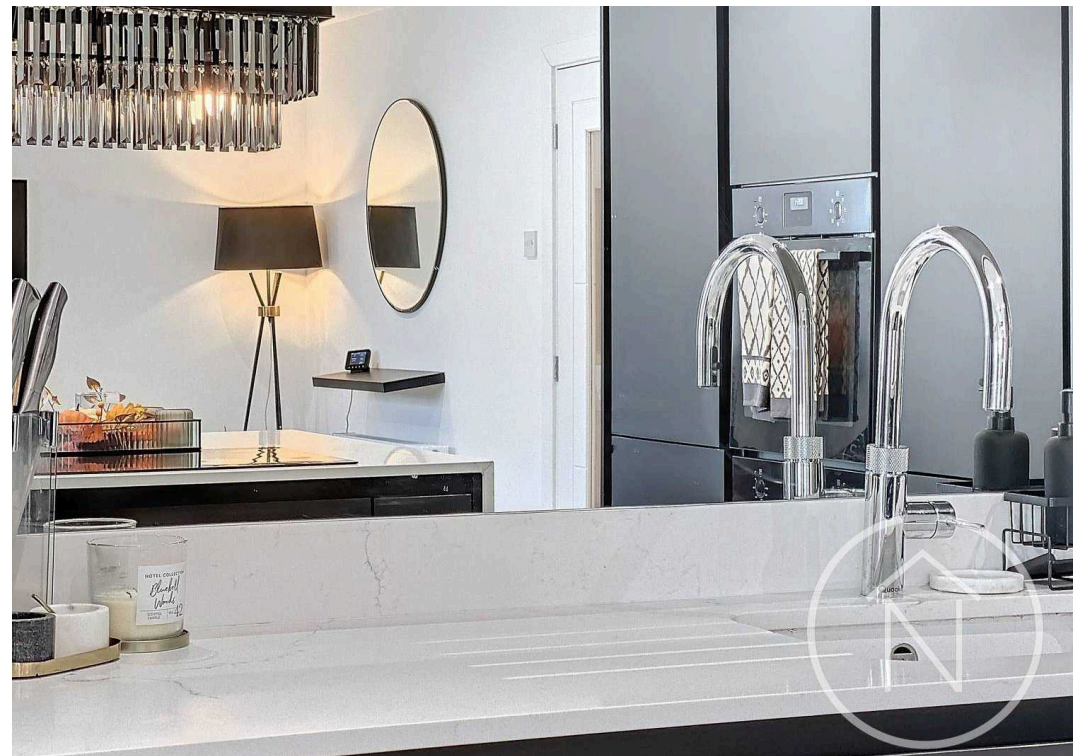
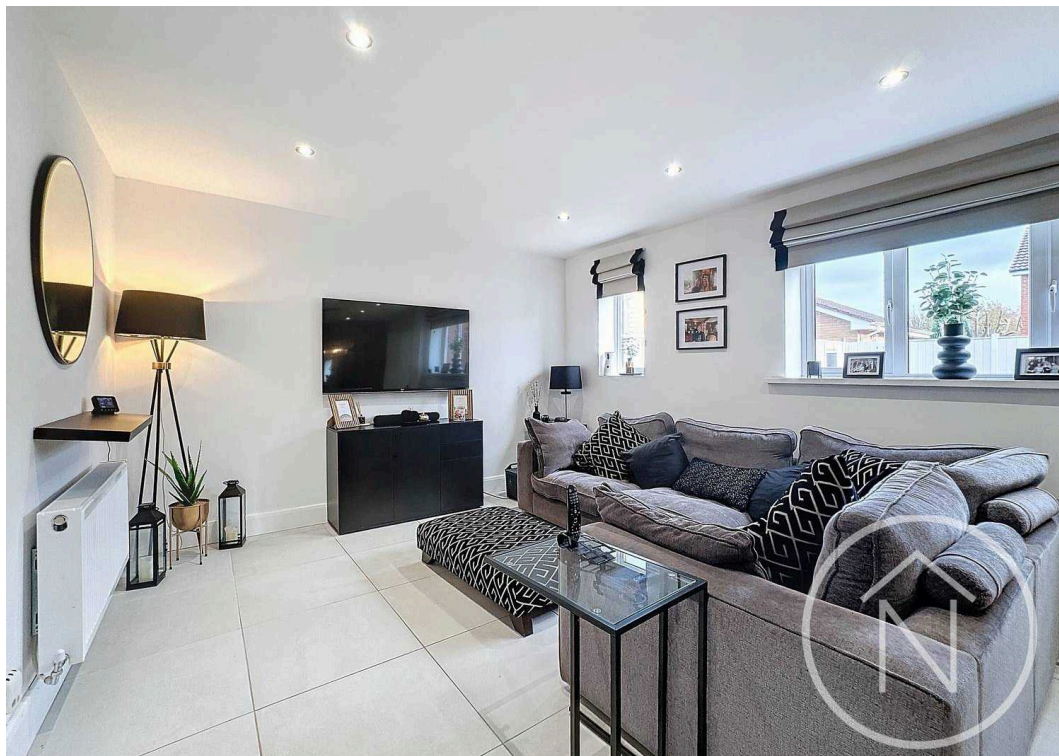
GARAGE

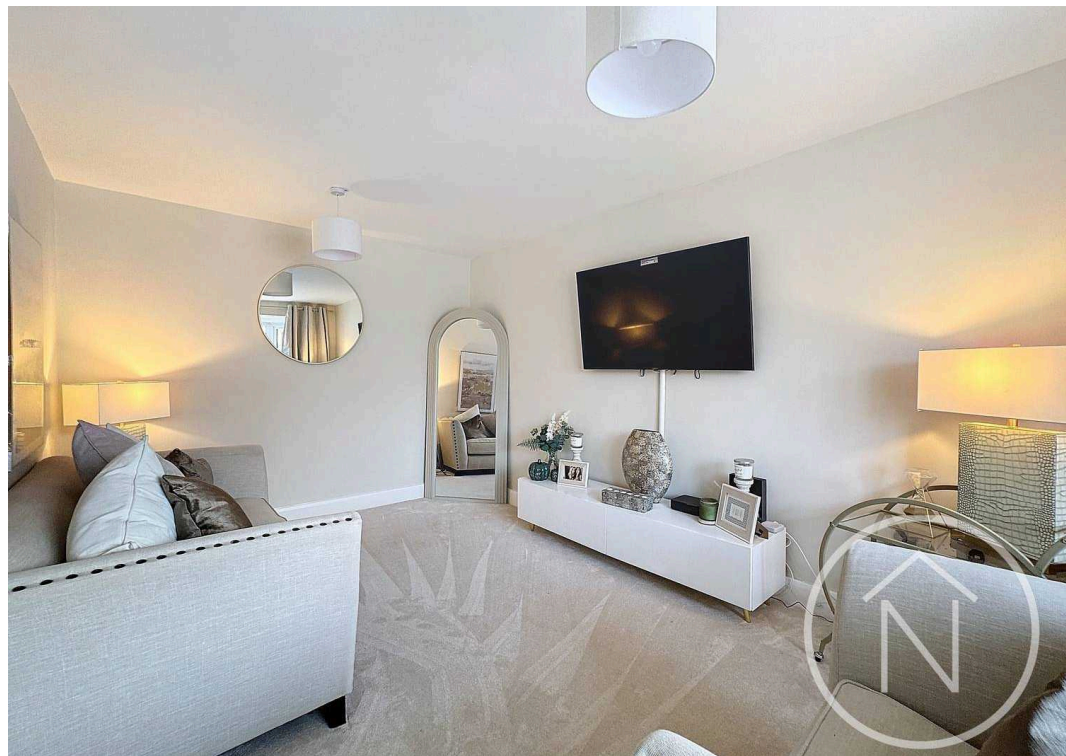
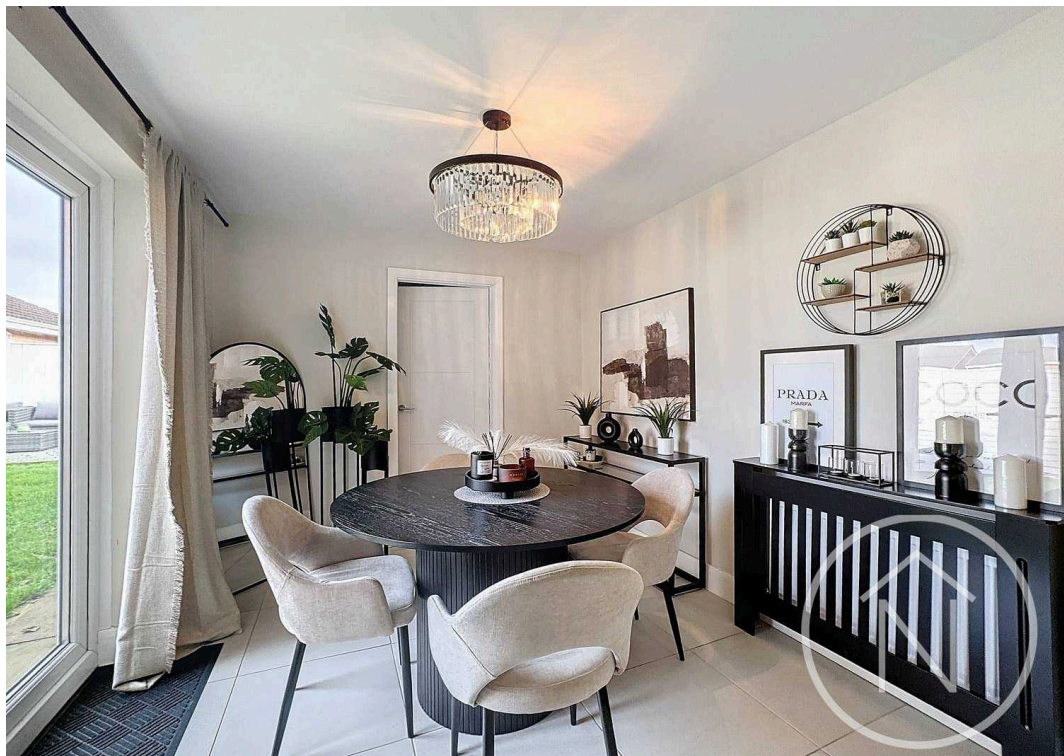
Single Garage

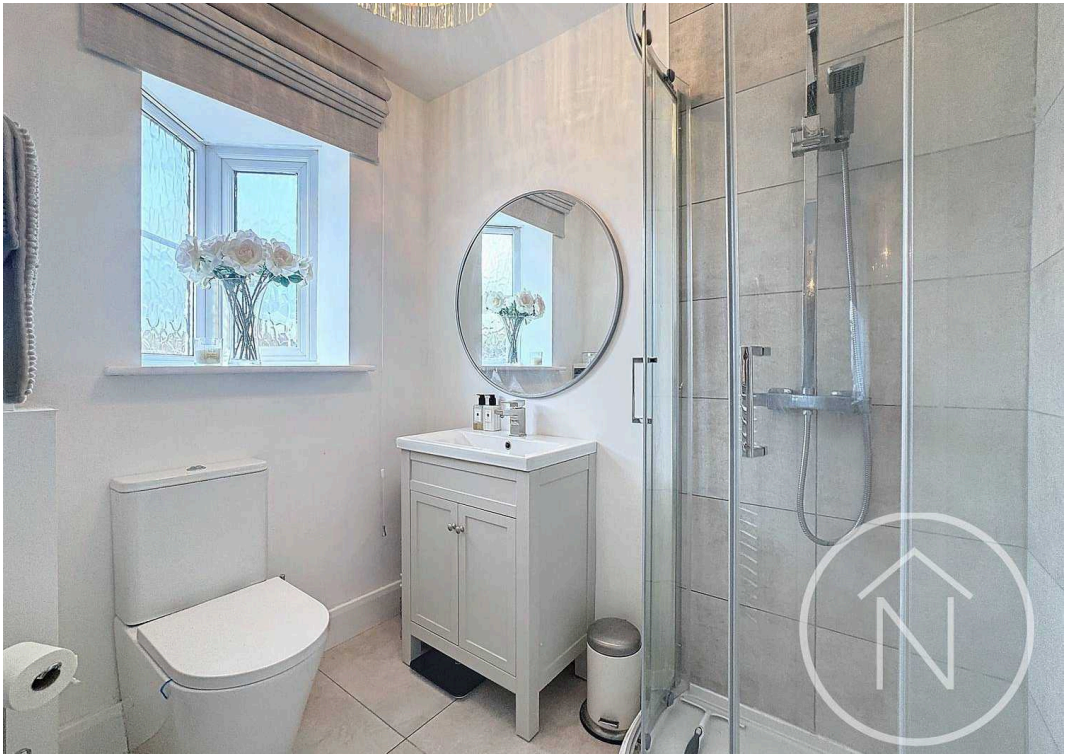
DRIVEWAY

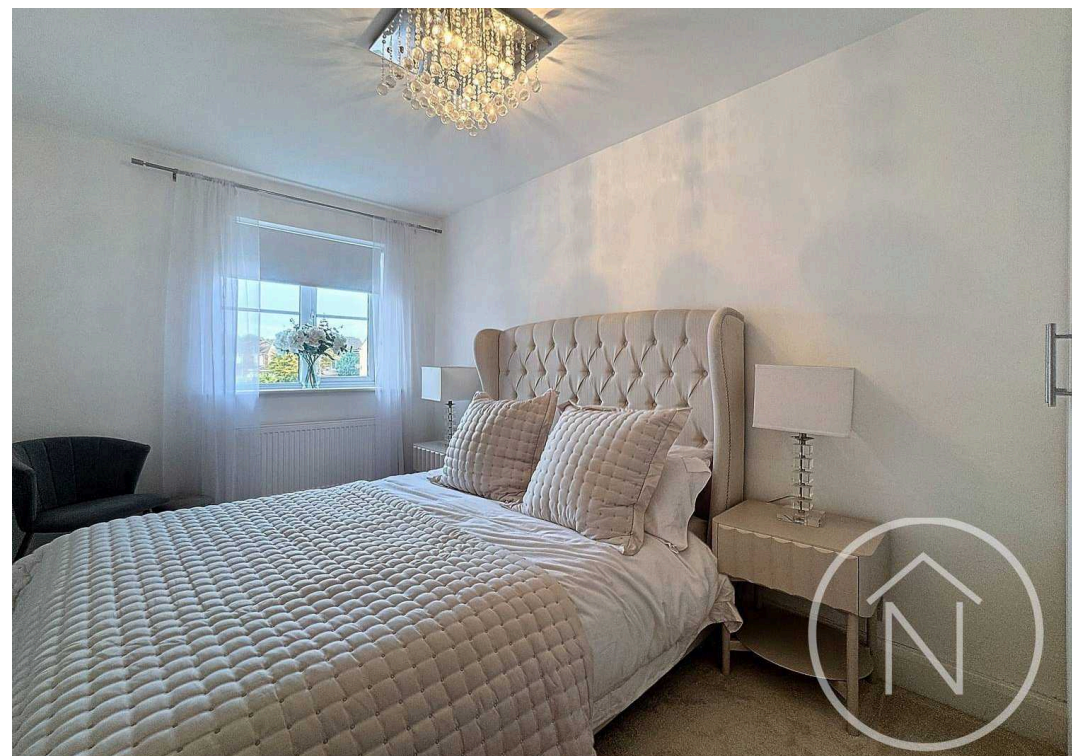
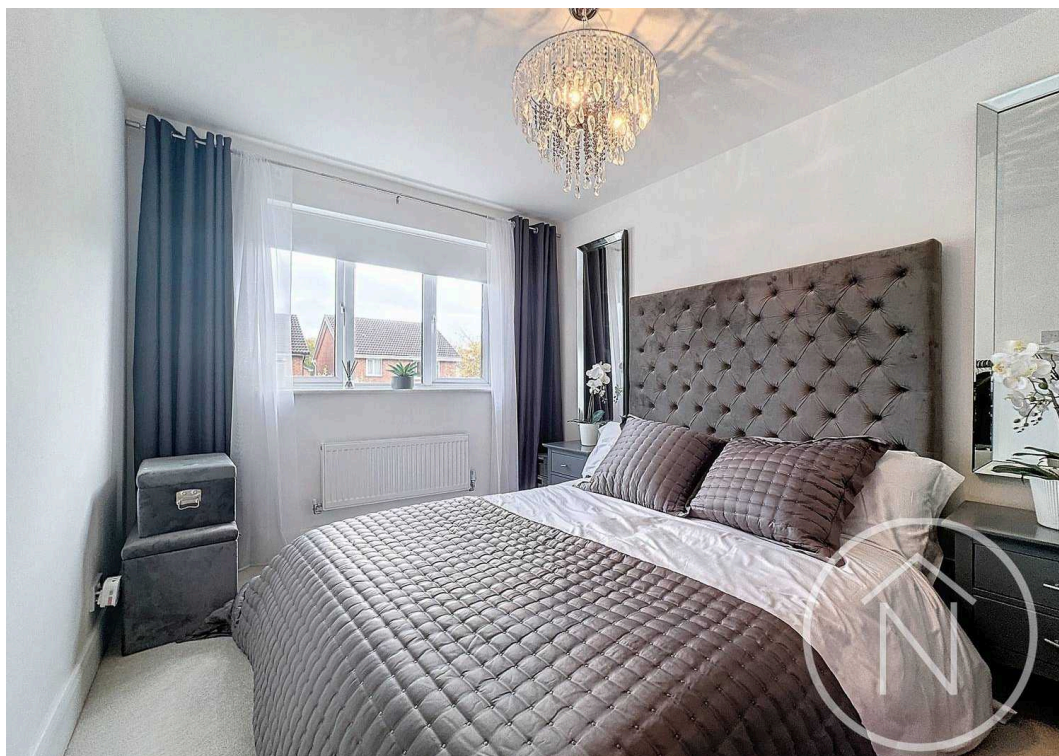
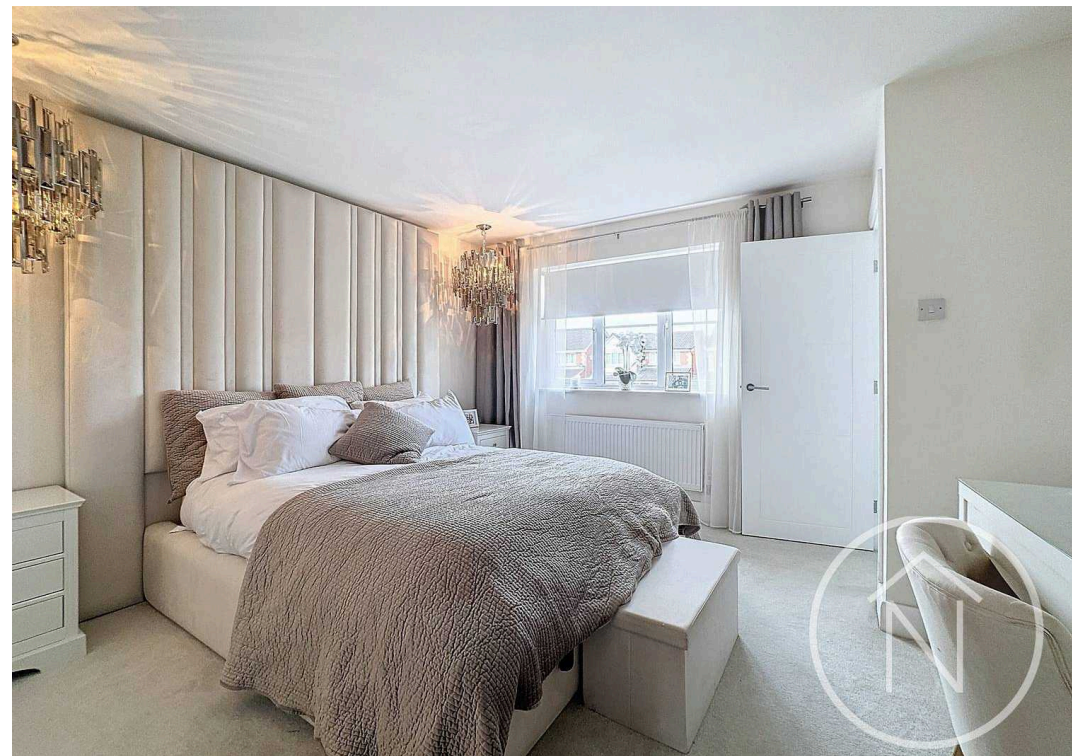
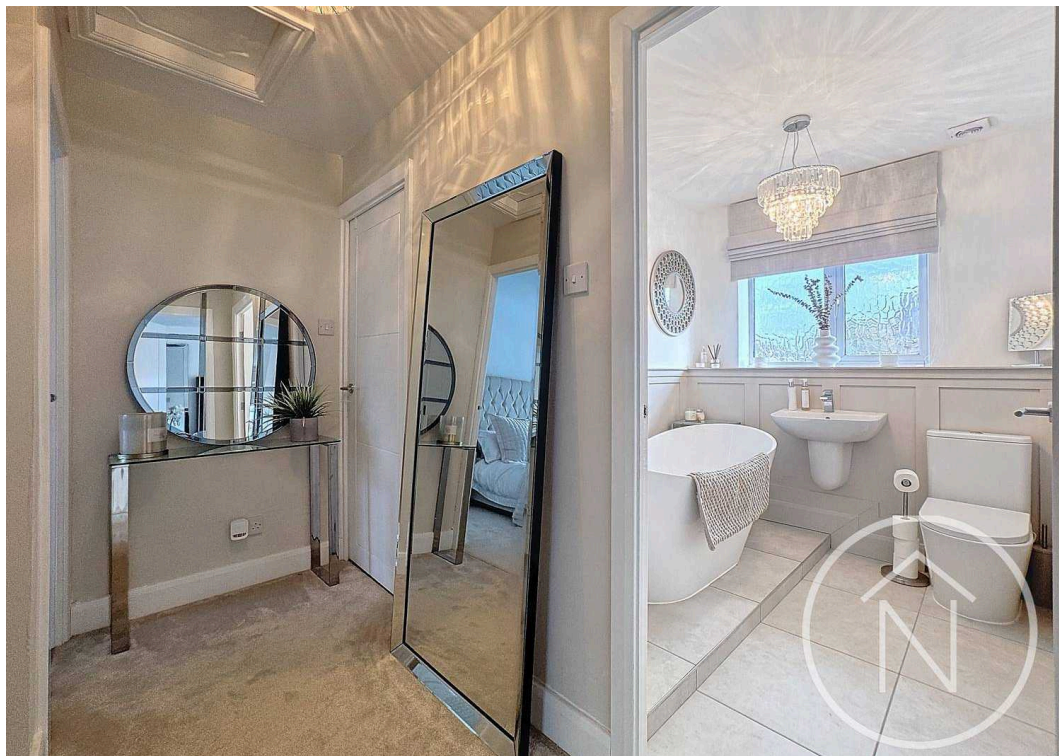
2 Parking Spaces

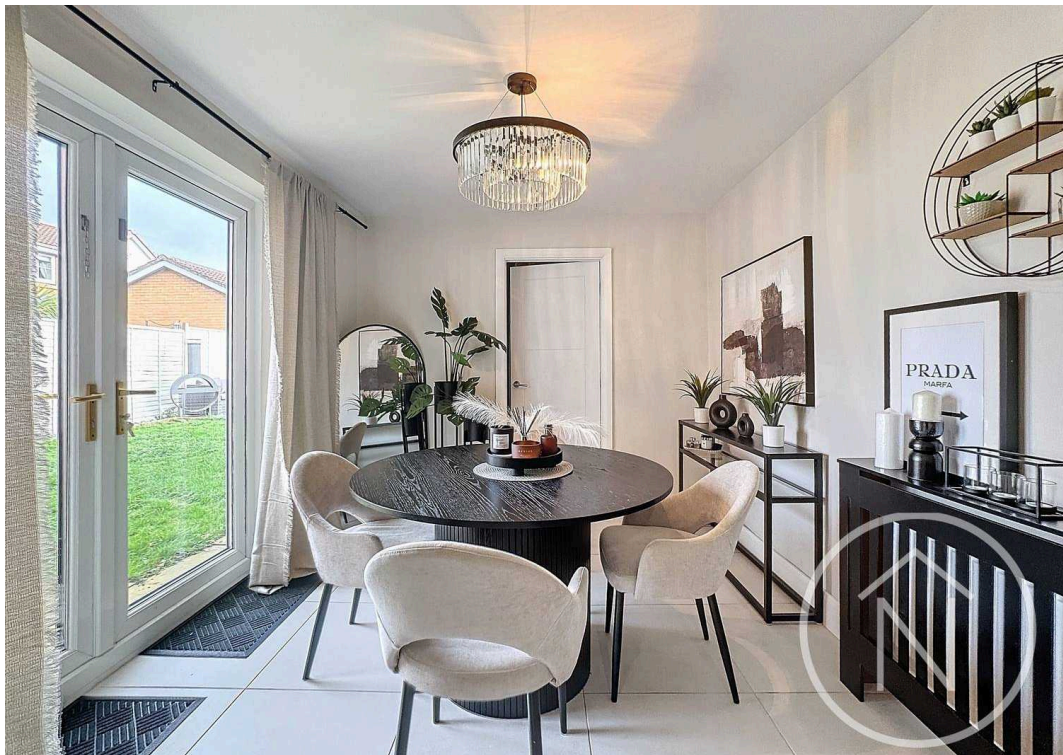
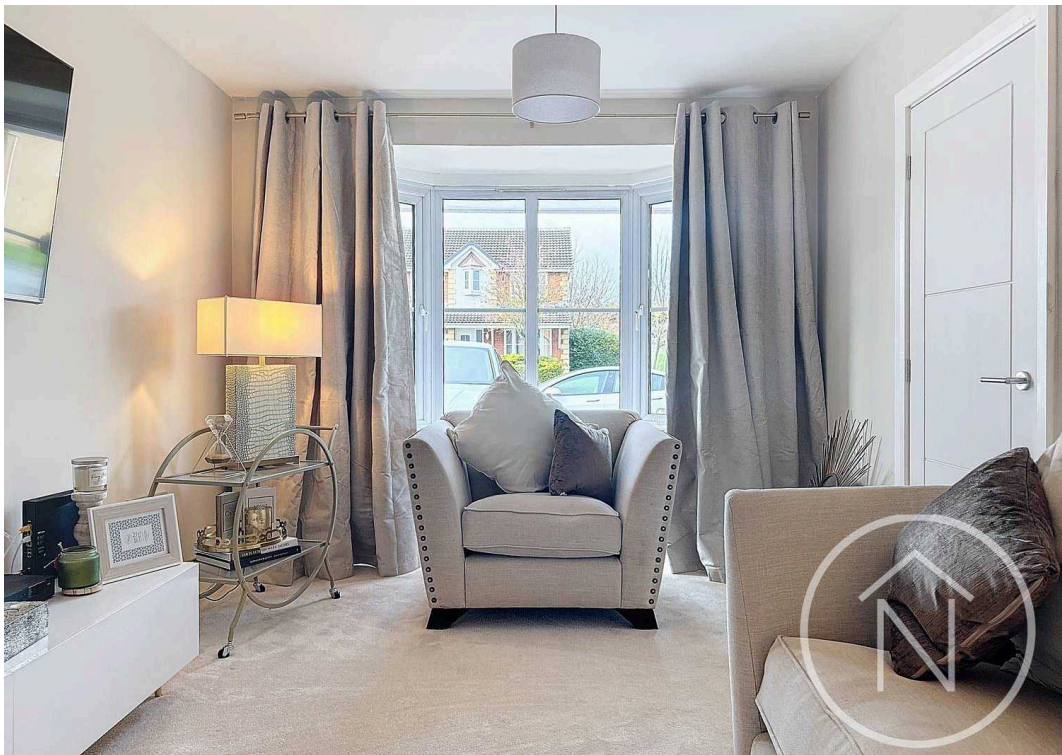
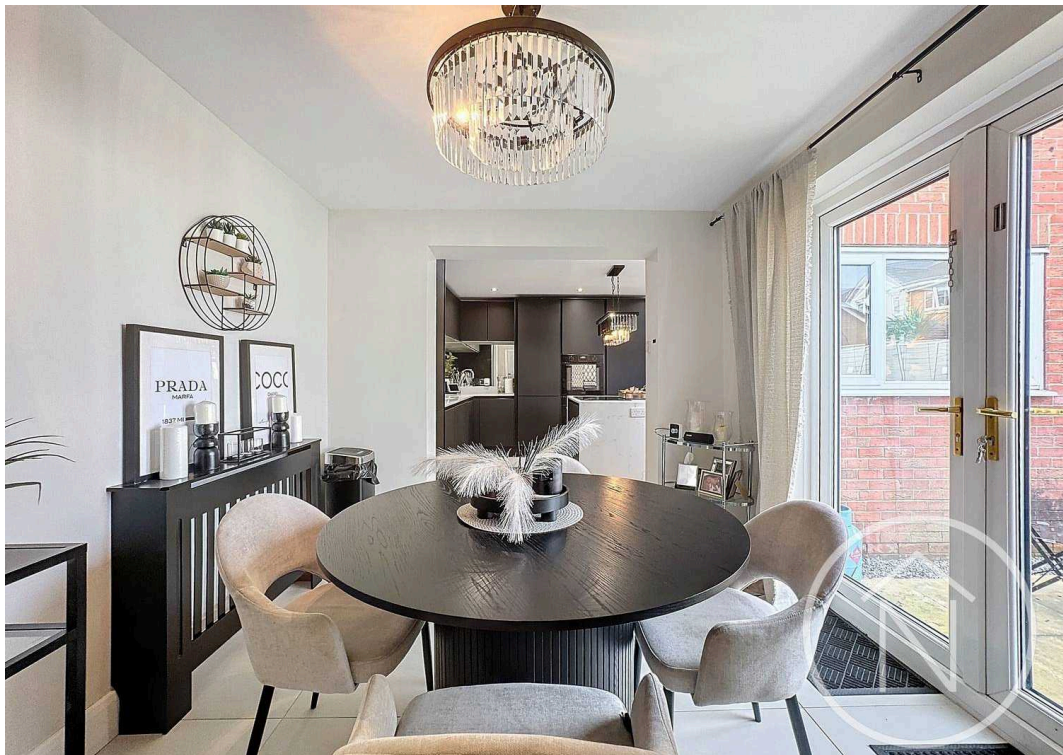
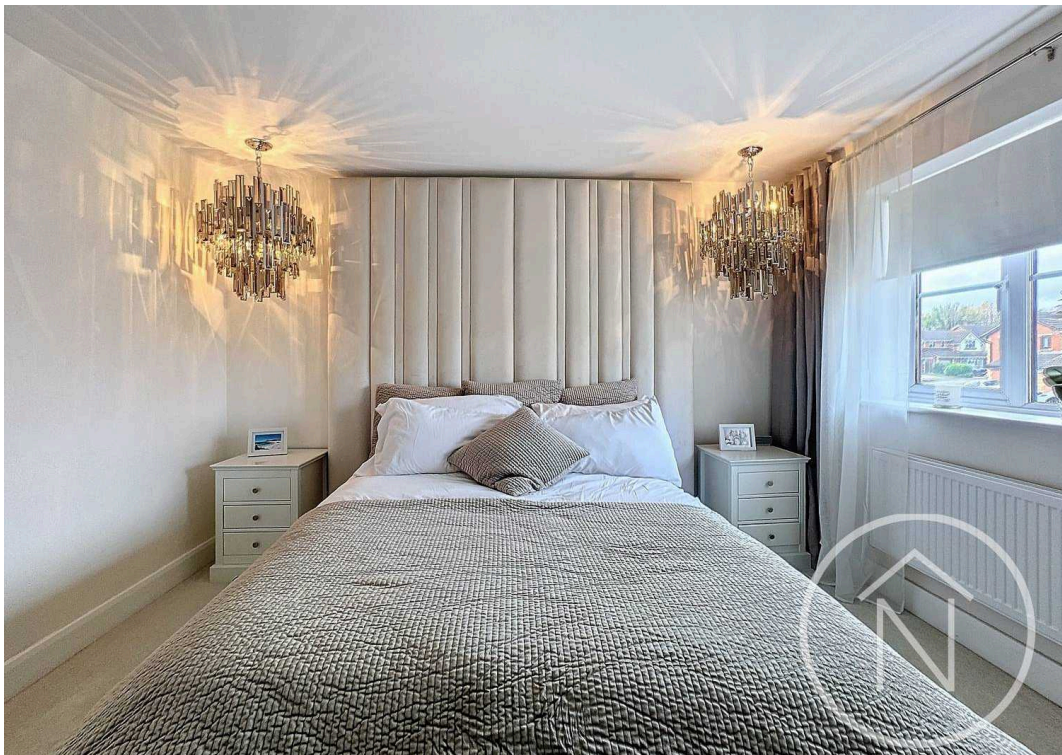






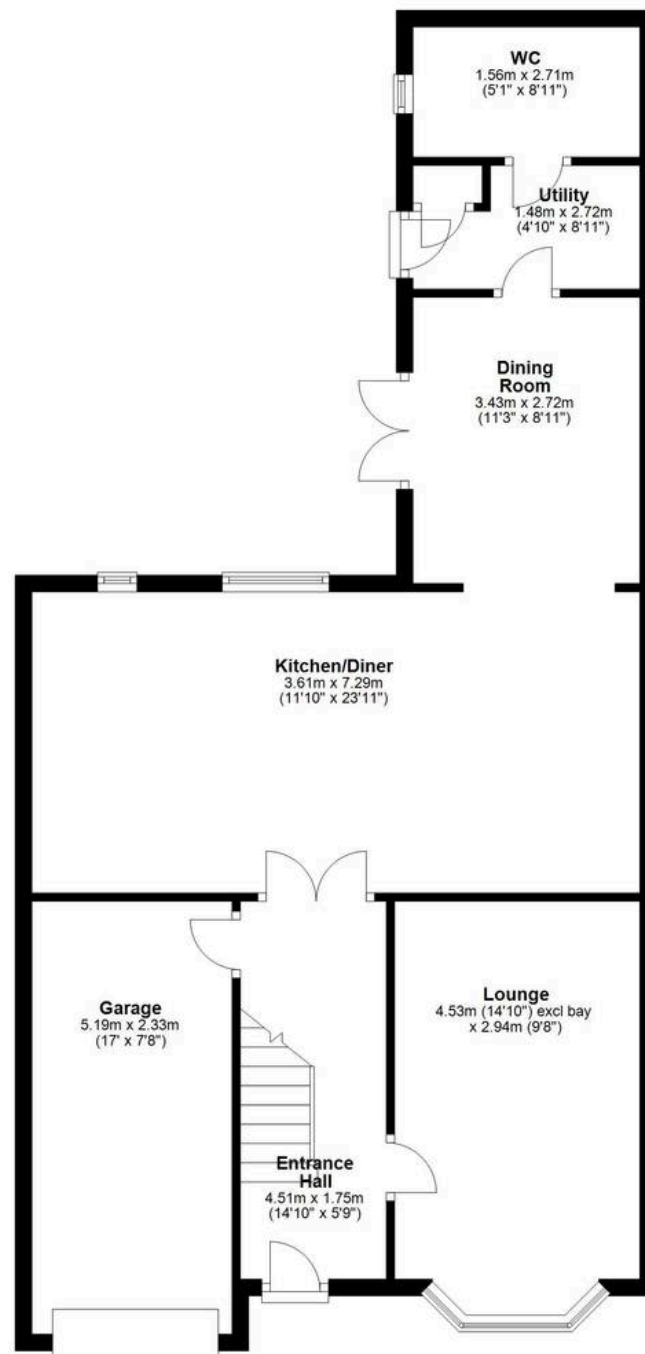






Ground Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

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



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