



Wallington Road, Billingham - TS23 3UR



In Excess of £180,000





## Wallington Road

### Billingham

Nestled in the sought-after High Grange area of Billingham, this charming three-bedroom link detached home offers the ideal blend of comfort and convenience. Upon entering, a welcoming entrance hall leads to the spacious lounge/diner, illuminated by natural light pouring in from the patio doors that open up to the meticulously maintained garden, creating a seamless indoor-outdoor living experience. The well-appointed kitchen is perfect for culinary enthusiasts and leads to a convenient utility/breakfast area. Upstairs, a landing provides access to the bathroom and three generously proportioned bedrooms, each offering a peaceful retreat for rest and relaxation.

Externally, this property boasts a driveway and garage, providing ample parking space for residents and visitors alike. The jewel of this home is the west-facing rear garden, a private oasis where one can unwind and entertain in style. Additional features include UPVC double glazing and gas central heating, ensuring year-round comfort and energy efficiency. With a blend of modern amenities and timeless appeal, this property presents a rare opportunity to embrace a lifestyle of comfort and convenience in a highly desirable location.

Council Tax band: B

Tenure: Freehold





**Entrance Hall**

14' 0" x 5' 8" (4.26m x 1.73m)

**Lounge/Diner**

22' 10" x 12' 4" (6.97m x 3.77m)

**Kitchen**

8' 7" x 9' 6" (2.61m x 2.90m)

**Utility**

5' 9" x 7' 3" (1.75m x 2.21m)

**Landing**

8' 9" x 5' 8" (2.67m x 1.73m)

**Bathroom**

5' 5" x 8' 4" (1.66m x 2.55m)

**Bedroom One**

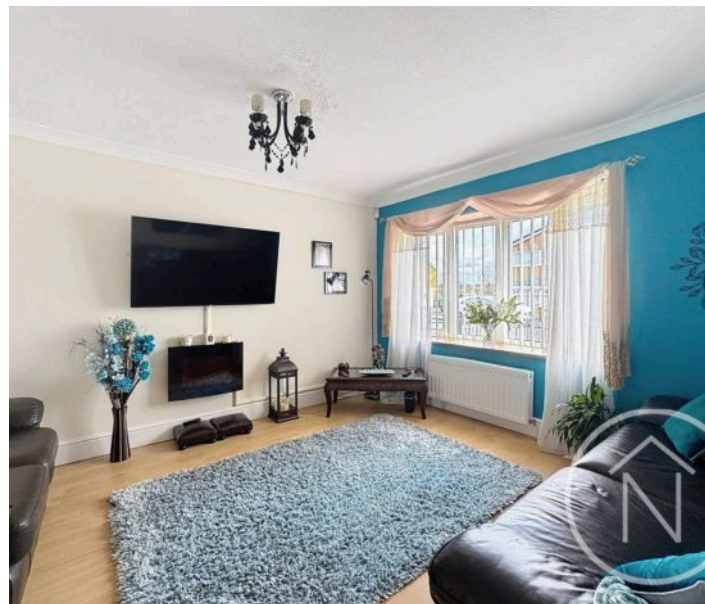
12' 7" x 11' 11" (3.83m x 3.64m)

**Bedroom Two**

10' 0" x 12' 0" (3.04m x 3.65m)

**Bedroom Three**

8' 0" x 8' 4" (2.44m x 2.55m)







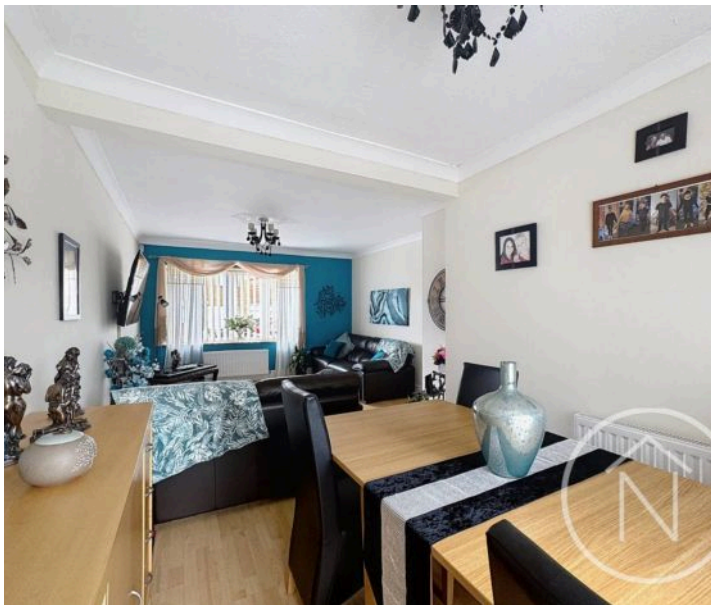
**GARDEN**

**GARAGE**

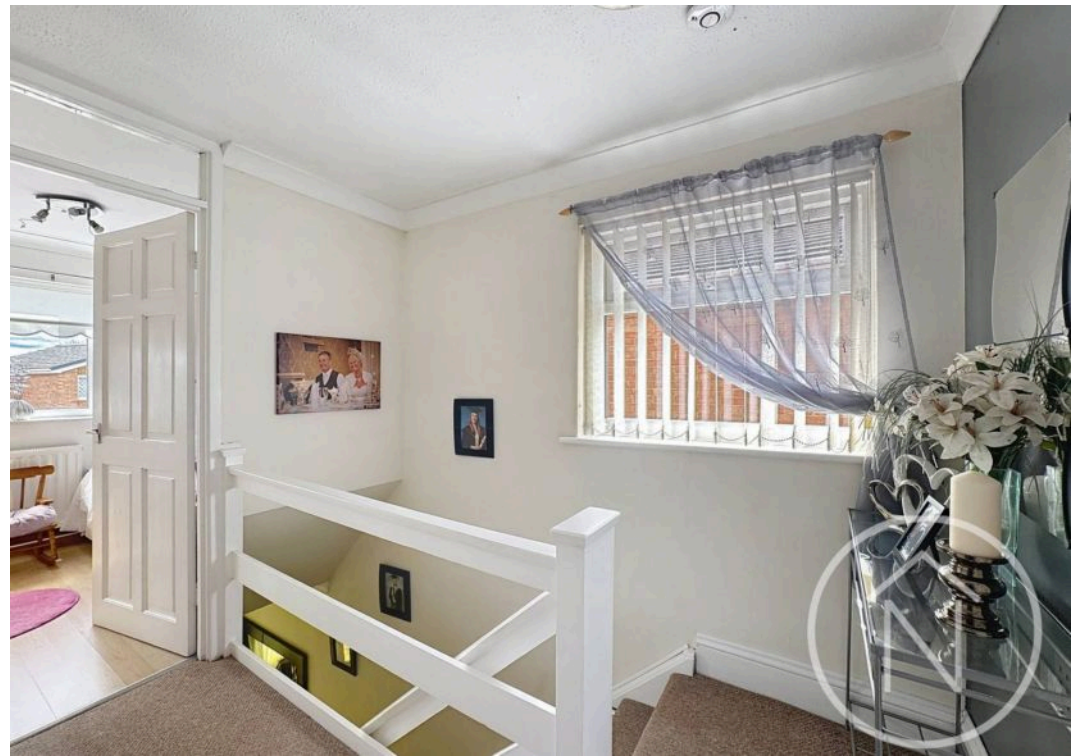
Single Garage

**DRIVEWAY**

1 Parking Space







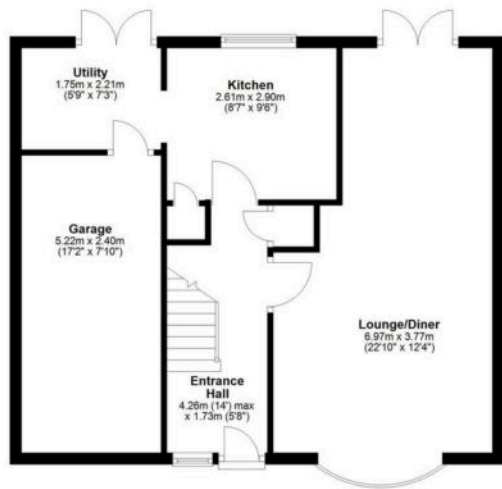






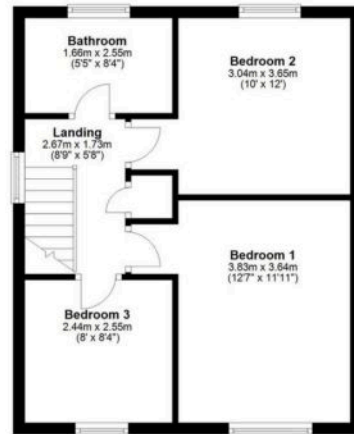
### Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 sq. feet)





## Northgate - Teesside

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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.