



Wansford Close, Billingham - TS23 3LB



Guide Price £150,000





## 21 Wansford Close, Billingham

Offers Invited Between £150,000 and £160,000

Nestled within a peaceful cul-de-sac, this charming three-bedroom semi-detached property presents an ideal opportunity for first-time buyers seeking a comfortable place to call home. Upon entry through the porch, a hallway leads you into the spacious lounge, offering a welcoming ambience for relaxation and social gatherings. The well-appointed kitchen/diner boasts ample counter space, providing the perfect setting for culinary adventures. Ascend the staircase to the landing, where a pristine bathroom and three tastefully designed bedrooms await, each offering a cosy retreat for rest and rejuvenation. With the rear garden facing southwest, residents can bask in abundant natural light throughout the day, creating a serene outdoor oasis for leisurely moments or summer barbecues. The property also features a convenient driveway, ensuring ample parking space for residents and guests. UPVC double glazing and gas central heating further enhance the home's energy efficiency and comfort, completing this inviting residence with modern amenities and functionality.

*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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### Porch

3' 5" x 5' 0" (1.03m x 1.53m)

#### Hall

#### Lounge

13' 2" x 12' 5" (4.01m x 3.78m)

#### Kitchen/Diner

10' 10" x 15' 7" (3.30m x 4.76m)

#### Landing

7' 11" x 6' 6" (2.41m x 1.99m)

#### Bathroom

6' 2" x 6' 1" (1.89m x 1.85m)

#### Bedroom One

15' 1" x 9' 7" (4.60m x 2.92m)

#### Bedroom Two

9' 2" x 9' 7" (2.80m x 2.92m)

#### Bedroom Three

9' 7" x 6' 6" (2.91m x 1.97m)







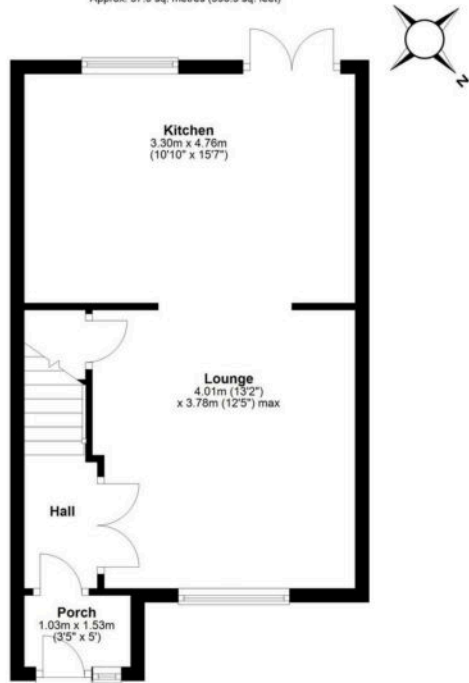






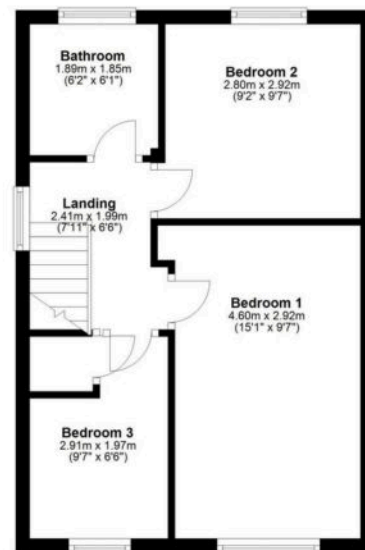
### Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



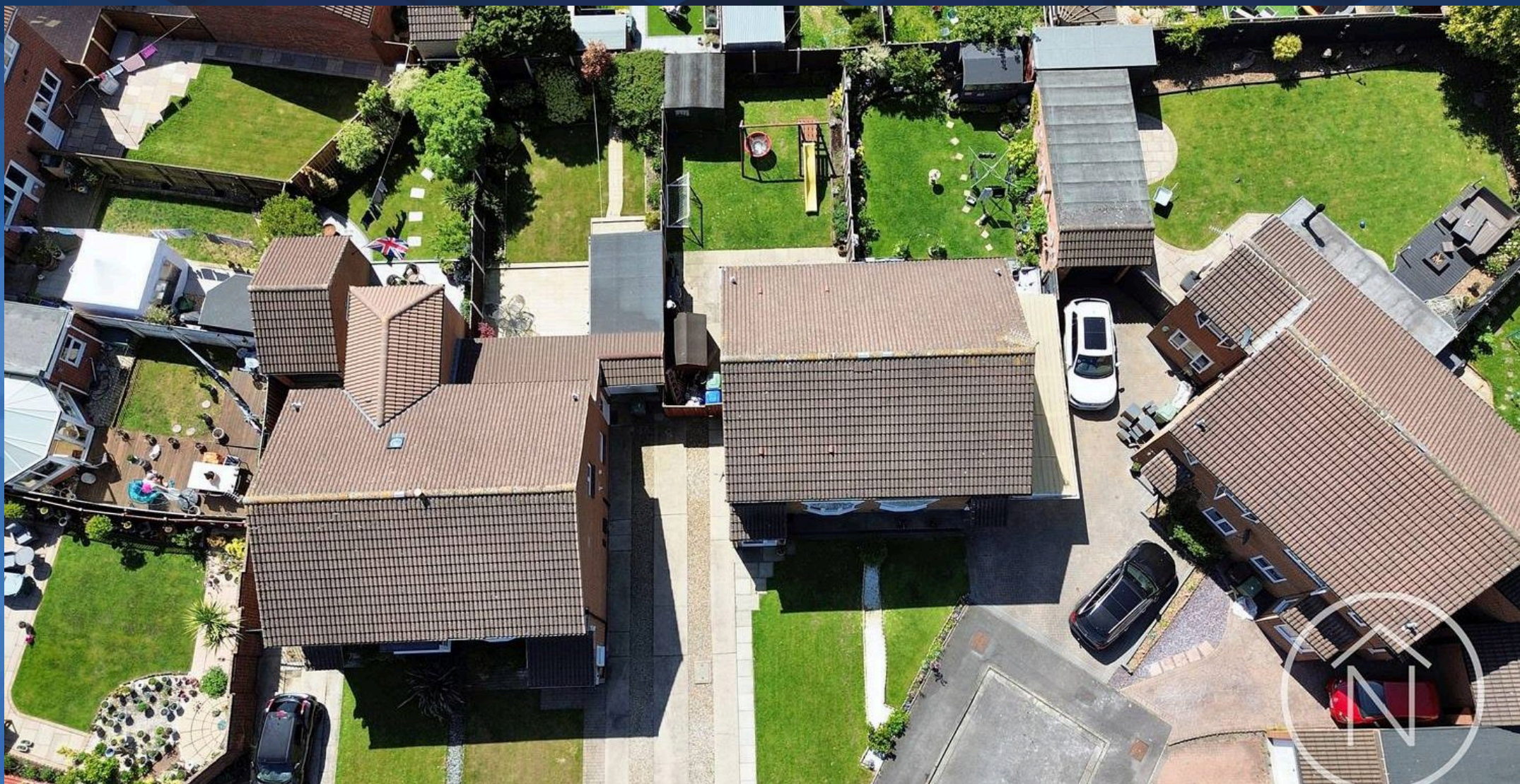
### First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 72.4 sq. metres (779.7 sq. feet)





## Northgate - Teesside

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