



## 56 Wansford Close

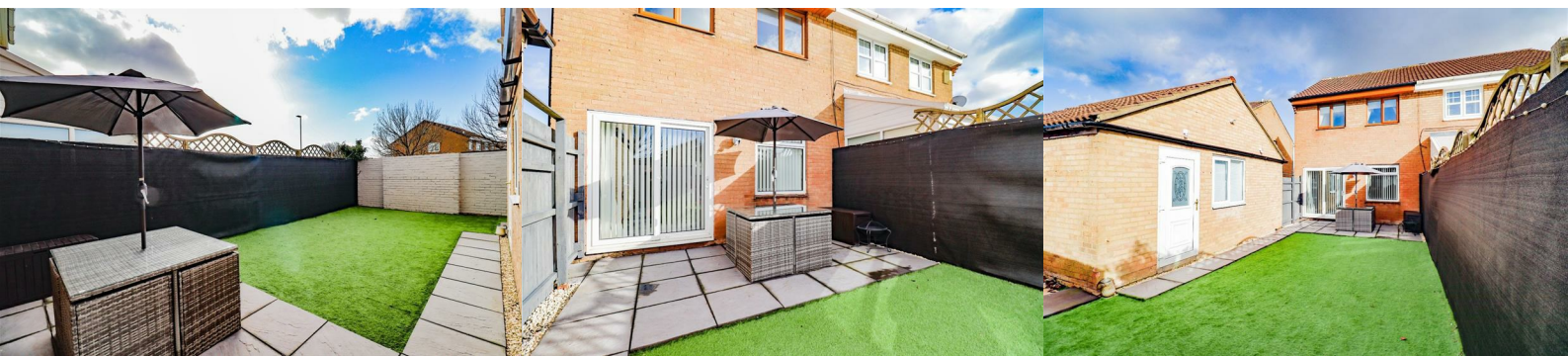
Owington Farm, Billingham, TS23 3NQ

**Offers in excess of £150,000**



A Beautiful Family Home In A Popular Cul-De-Sac Location. Within Walking Distance To Many Reputable Schools & Amenities. Accommodation Comprises: Entrance Hallway, Kitchen, Good Size Lounge With Space For A Dining Table & Chairs, Three Bedrooms & A Family Bathroom. A Converted Detached Garage Is Currently Used As A Family Room But Could Also Benefit Someone Working From Home Or A Business Such As A Beautician. Externally, The South Facing Rear Garden Is A Landscaped Garden With Patio Area & The Large Driveway Provides Off-Road Parking.

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### Location:

Cul-De-Sac Location In A Popular Area Of Billingham. With Many Local Amenities & Reputable Schools. From Low Grange Avenue Take A Turn Onto Wansford Close, Follow The Road Around & Turn Right The Property Is Located In The Corner.

Bede Sixth Form College - 4 Minute Drive  
St Michaels Academy Secondary School - 6 Minute Drive  
Bewley Primary School - 2 Minute Drive  
The Owington Farm Pub - 3 Minute Drive  
Wolviston Services - 4 Minute Drive  
Billingham Town Centre - 6 Minute Drive

Distance Times Are Estimated Using Google Maps.

### Accommodation Comprises:

#### Entrance Hallway

Composite Entrance Door, Leads To Kitchen, Lounge/Diner & Staircase To First Floor.

#### Lounge/Diner

Feature Media Wall, Radiator, uPVC Double Glazed Window & Patio Doors To Rear.

#### Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window, Radiator.

#### First Floor Landing

Storage Cupboard, uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

#### Bedroom One

12'0" x 8'0" (3.66m x 2.44m)

Spotlights, uPVC Double Glazed Window, Radiator.

#### Bedroom Two

10'5" x 8'0" (3.2m x 2.44m)

uPVC Double Glazed Window, Radiator.

#### Bedroom Three

7'1" x 6'2" (2.16m x 1.9m)

uPVC Double Glazed Window, Radiator.

#### Family Bathroom

Fitted With A White Three Piece Suite Comprising: Hand Wash Basin, Corner Bath, W/C, uPVC Double Glazed Window, Radiator.

#### Link Detached Garage

Converted To Family Room, Power Supply, Ethernet Ports, uPVC Double Glazed Window, Spotlights, uPVC Door.

#### Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

#### Council Tax Band: B

Estimate £1,663

#### Disclaimer

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## Area Map



## Floor Plans



## Energy Efficiency Graph

