



36 Gainsborough Crescent

Wolviston Grange, Billingham, TS23 3GA

Offers in the region of £250,000



Nestled In The Desirable Wolviston Grange Area Of Billingham, This Charming Detached House On Gainsborough Crescent Is An Ideal Family Home. With Three Well-proportioned Bedrooms And A Thoughtfully Designed Bathroom, This Property Offers Ample Space For Comfortable Living.



Full Description

One Of The Standout Features Of This Home Is The Significant Full-width Ground Floor Extension At The Rear, Which Has Created A Stunning Open-plan Kitchen And Dining Area. This Modern Space Is Perfect For Family Gatherings And Entertaining, Complete With A Stylish Feature Island And Skylights That Flood The Room With Natural Light. The Extension Enhances The Overall Flow Of The Home, Making It Both Functional And Inviting.

In Addition To The Main Living Areas, The Garage Has Been Converted To Provide A Second Reception Room, Offering Flexibility For A Playroom, Study, Or Additional Lounge Space—ideal For Growing Families Who Need Extra Room To Thrive.

The Property Also Boasts An Enclosed West-facing Rear Garden, Which Is Perfect For Enjoying The Afternoon Sun. The Garden Features A Well-maintained Lawn And A Patio Seating Area, Making It An Excellent Spot For Outdoor Relaxation And Entertaining.

Situated In A Prime Family Location, This Home Is Close To Local Amenities And Schools, Making It A Convenient Choice For Families. With Its Blend Of Modern Living And Practical Design, This Property Is Sure To Appeal To Those Seeking A Comfortable And Stylish Family Home In A Sought-after Area.

Location

Gainsborough Crescent Can Be Accessed Via Longfellow Road In Wolviston Grange, Billingham. There Are Many Local Amenities & Reputable Schools Within Walking Distance.

- High Grange Shops - 7 Minute Walk
- Priors Mill Primary School - 20 Minute Walk
- Northfield School & Sport College - 20 Minute Walk
- Bede Sixth Form College - 15 Minute Walk
- High Grange Play Area - 7 Minute Walk
- The Kings Arms Pub- 10 Minute Walk
- The Owington Farm Pub - 10 Minute Walk

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Seller Informs Us The Boiler has been Annually Serviced.

Disclaimer

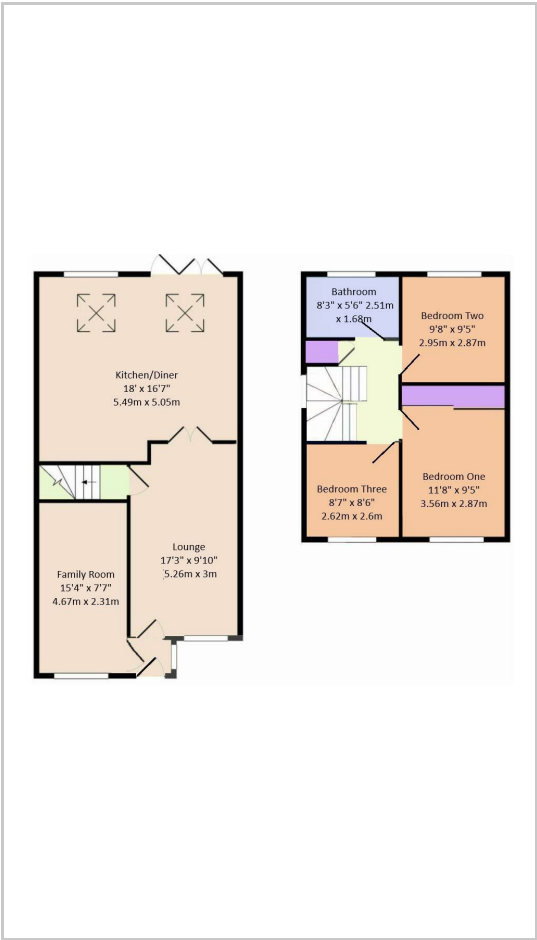
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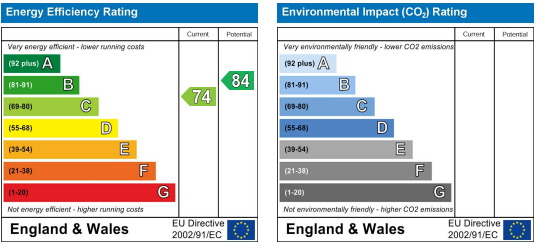
Area Map



Floor Plans



Energy Efficiency Graph



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