



18 Wordsworth Close, Billingham
£295,000





18 Wordsworth Close

Billingham

Set in a cul-de-sac position, this family friendly McLean's built detached house has four bedrooms, south/westerly facing rear garden that is not directly overlooked and modern fixtures and fittings.

- McLeans Built Detached House with Four Bedrooms & Two Modern Bathrooms
- Set in a Cul-De-Sac Position with South/Westerly Facing Rear Garden that is Not Directly Overlooked to the Rear
- Double Width Driveway with Integrated Garage & EV Charger
- Front Lounge, Kitchen/Diner with Modern Units & Garden Room
- Gas Central Heating with Boiler & UPVC Double Glazing

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The perfect family home both in design and location!

This four-bedroom detached house really does have it all.

This property has been maintained to a very high standard by its current owners and has everything a family could wish for, from the cul-de-sac position to the south/westerly facing rear garden that is not directly overlooked to the rear.

The accommodation includes an entrance hall, lounge with media wall, fabulous open plan kitchen/diner, utility room, WC and garden room.

The first floor comprises of four good sized bedrooms, an en suite and family bathroom.

Externally there is a driveway and integral garage to the front. To the rear there is a fantastic, enclosed garden which is not overlooked and would make a great place to entertain guests.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



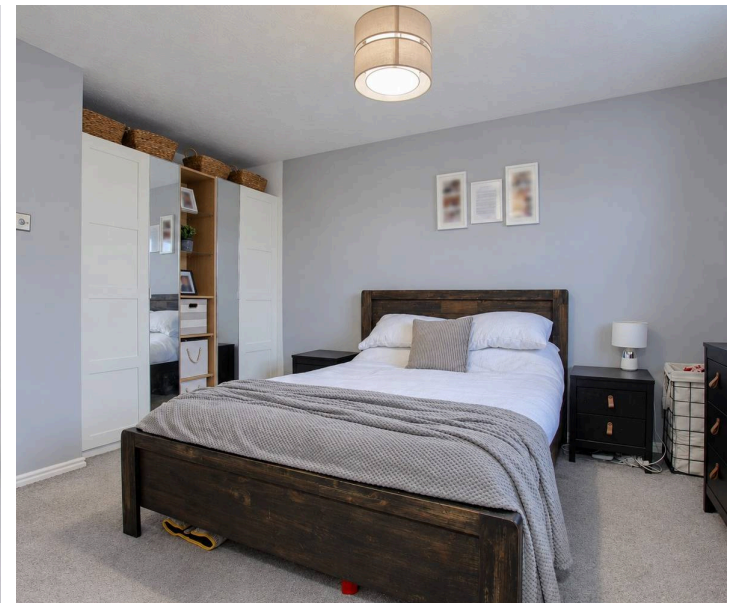


Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

MH/LS/22102026







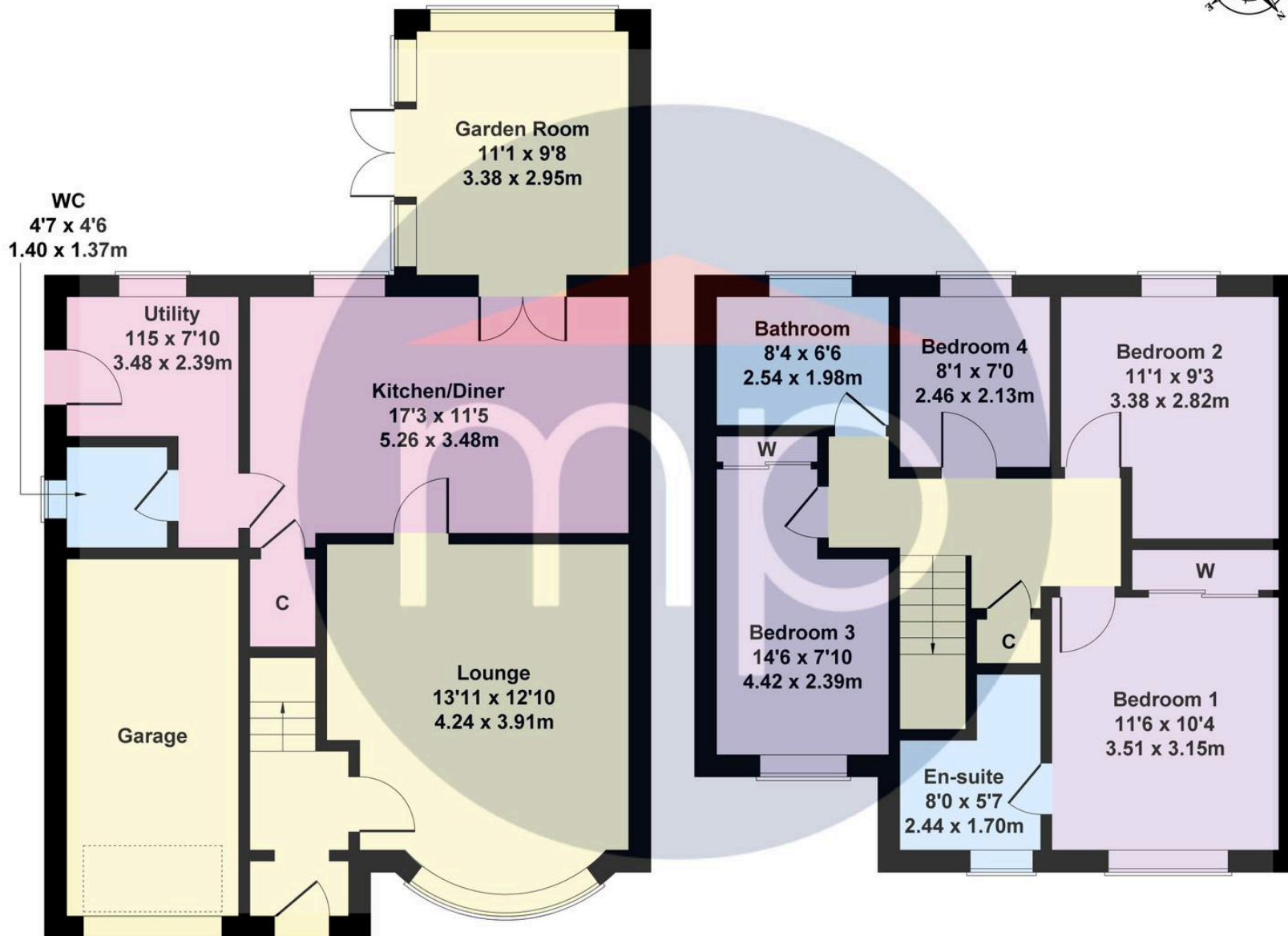


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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Approximate Gross Internal Area
1420 sq ft - 132 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Michael Poole

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