



Wallington Road, Billingham - TS23 3XQ



In Excess of £220,000



Wallington Road

Billingham

This impressive four-bedroom, two-bathroom semi-detached house offers contemporary style and spacious living across every area. The ground floor features two generous reception rooms, both enhanced by large windows that flood the spaces with natural light, modern lighting fixtures, and neutral décor that provides the ideal backdrop for any personal style. The open plan kitchen and dining area is a true standout, boasting sleek modern units, integrated appliances, and a central kitchen island that serves as both a social hub and functional cooking workspace. The well thought out design seamlessly connects the kitchen, dining, and living spaces, creating a bright, airy environment that is perfect for entertaining. Glass doors from garden room areas provide direct access to the garden, effortlessly blending indoor and outdoor living.

Upstairs, the bedrooms are thoughtfully designed for comfort and practicality. Each room benefits from ample natural light, with features such as elegant flooring, built-in storage options, and stylish decorative touches. The master bedroom includes a dressing room/walk in wardrobe, while the remaining bedrooms offer modern décor. The bathrooms are finished to a high standard, featuring contemporary fittings, modern walk-in showers, a luxurious freestanding bath-tub, sleek vanity units, and heated towel rails, all enhanced by an abundance of natural light and elegant fixtures.

Additional features of this attractive property further elevate its appeal. The well-maintained front garden with neatly trimmed lawns and decorative planting adds kerb appeal, while off-road parking and a secure garage provide valuable convenience. The inviting hallway greets you with herringbone flooring, a plush carpeted staircase, and modern lighting, setting a welcoming tone upon entry. The private, south west facing rear garden is a true highlight, featuring a landscaped lawn, patio area with comfortable outdoor seating, and privacy fencing that creates a secluded atmosphere. Ideal for families. This stylish and functional home combines modern design with practical features, offering a superb opportunity for buyers seeking comfort, convenience, and contemporary living in a semi-detached setting.

Council Tax band: C

Tenure: Freehold



Entrance Hall

5' 9" x 14' 0" (1.74m x 4.26m)

Lounge / diner

12' 2" x 22' 9" (3.72m x 6.94m)

Kitchen

13' 3" x 18' 3" (4.05m x 5.55m)

Garden Room

8' 6" x 9' 6" (2.58m x 2.89m)

Shower Room

4' 6" x 6' 4" (1.38m x 1.94m)

Utility Room

8' 10" x 6' 4" (2.70m x 1.92m)

Landing

5' 11" x 8' 8" (1.80m x 2.64m)

Bathroom

9' 3" x 5' 5" (2.82m x 1.65m)

Bedroom 1

8' 10" x 13' 5" (2.69m x 4.09m)

Dressing room

8' 10" x 9' 3" (2.69m x 2.81m)

Bedroom 3

11' 11" x 10' 0" (3.62m x 3.06m)

Bedroom 4

8' 4" x 8' 0" (2.53m x 2.45m)

Garage

8' 11" x 16' 11" (2.72m x 5.16m)





GARDEN

GARAGE

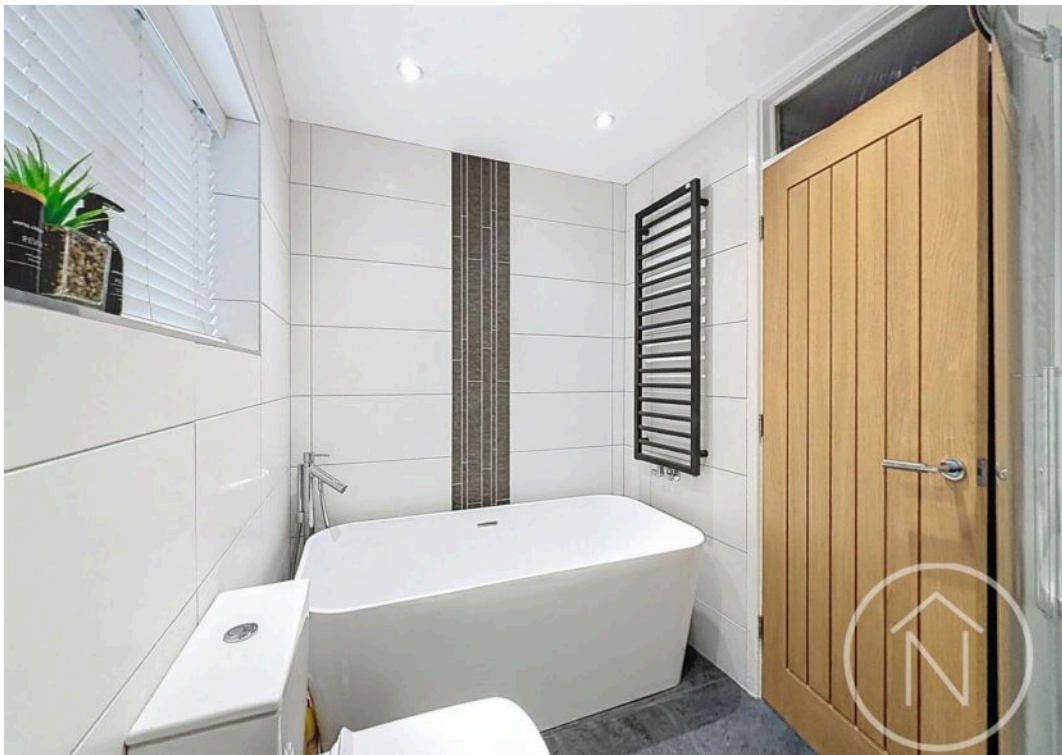
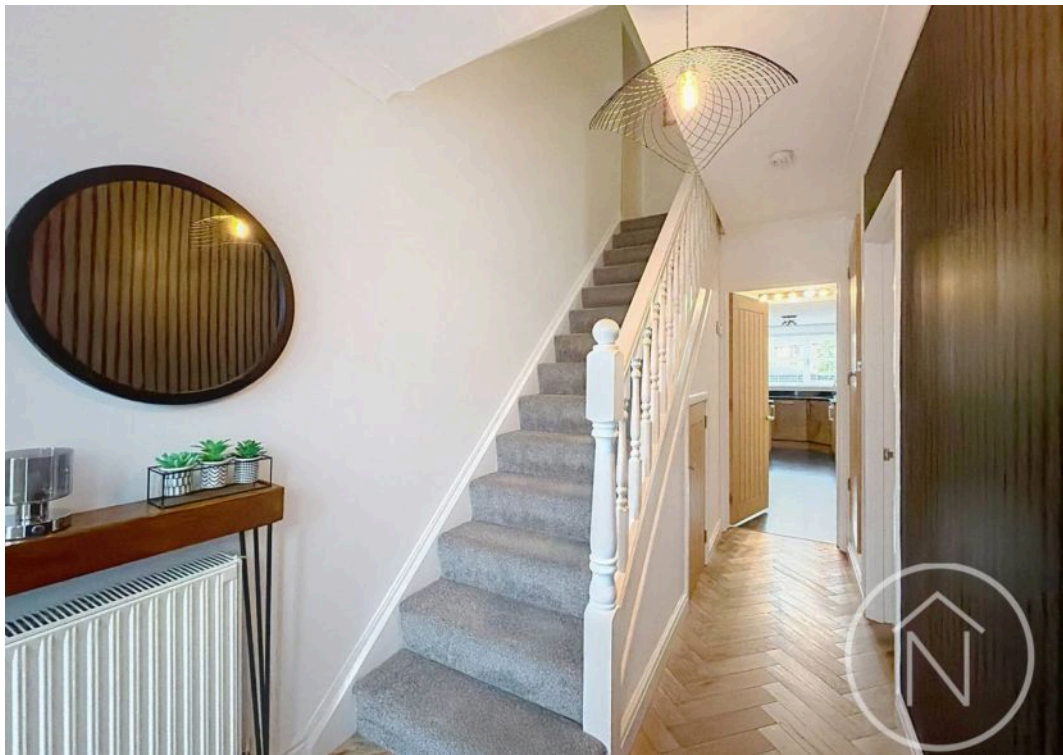
Single Garage

DRIVEWAY

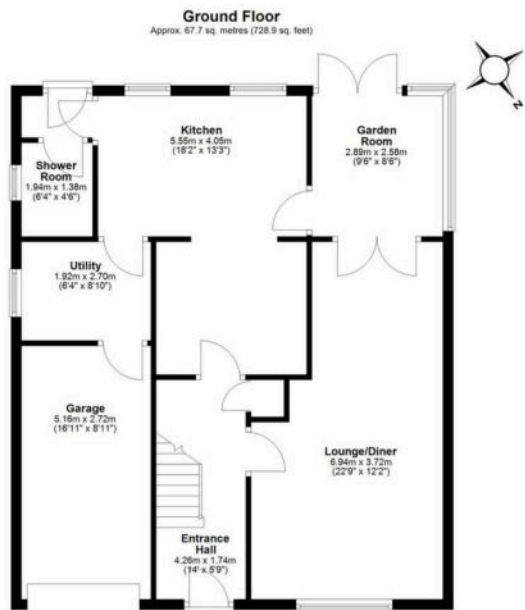
2 Parking Spaces











Total area: approx. 126.1 sq. metres (1357.2 sq. feet)



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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.