



Wallington Road, Billingham - TS23 3XF



In Excess of £160,000



Wallington Road, Billingham

Located in the sought-after area of High Grange, Billingham, this well-presented three bedroom link detached property offers spacious and versatile accommodation, making it an ideal choice for families or those seeking additional space. Offered with no onward chain, the property features a welcoming entrance hall leading to a generous lounge and dining area, perfect for entertaining or relaxing. The kitchen is well-appointed and benefits from an adjoining utility room, providing practical storage and laundry space. Upstairs, the landing gives access to the bathroom and three good-sized bedrooms, each offering comfortable living arrangements. The property is equipped with gas central heating and UPVC double glazing throughout, ensuring efficiency and comfort all year round. Additional benefits include a private driveway and an integral garage, providing ample off-road parking and secure storage.

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: E

EPC Environmental Impact Rating: E



Entrance Hall

14' 0" x 5' 8" (4.26m x 1.73m)

Lounge/Diner

22' 10" x 12' 4" (6.97m x 3.77m)

Kitchen

9' 6" x 8' 7" (2.90m x 2.61m)

Utility Room

7' 3" x 5' 9" (2.21m x 1.75m)

Landing

8' 9" x 5' 8" (2.67m x 1.73m)

Bathroom

8' 4" x 5' 5" (2.55m x 1.66m)

Bedroom 1

12' 7" x 11' 11" (3.83m x 3.64m)

Bedroom 2

12' 0" x 11' 2" (3.65m x 3.40m)

Bedroom 3

8' 4" x 8' 0" (2.55m x 2.44m)





GARDEN

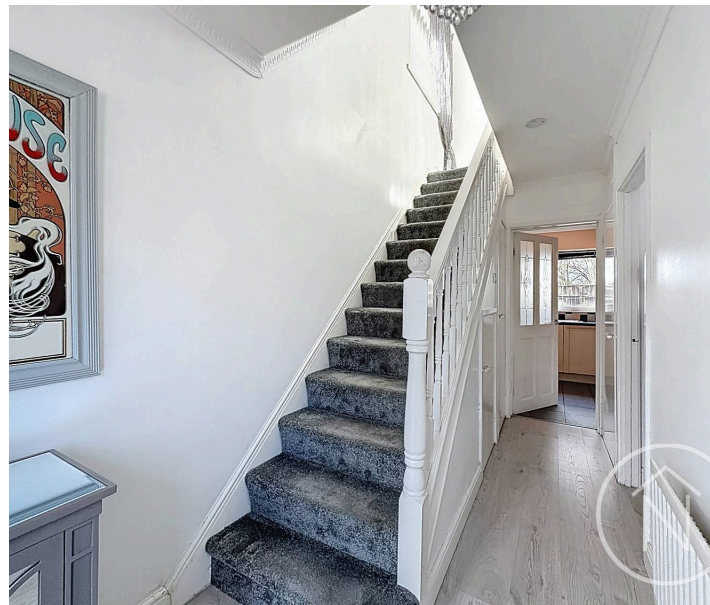
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

OFF STREET



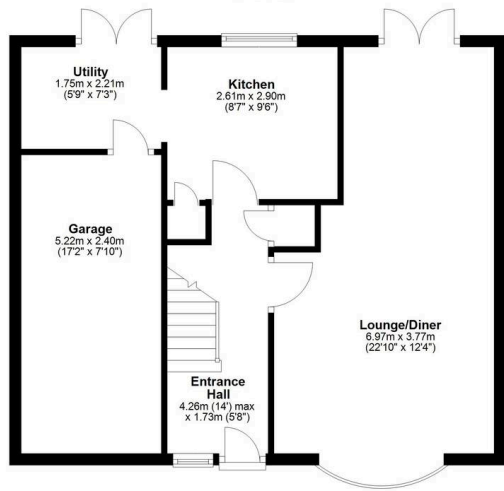






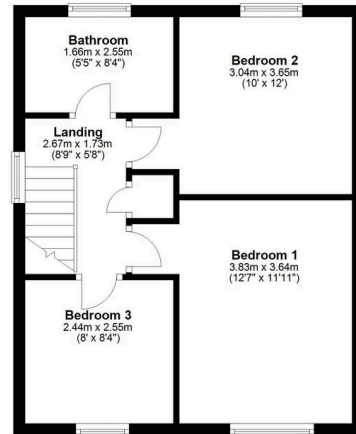
Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)
(excluding Garage)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 sq. feet)



Northgate - Teesside

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