



36 Constable Grove, Billingham

Offers Over **£230,000**





36 Constable Grove

Billingham

Beyond the Front Door of this Extended Four Bedroom Semi Is Something Much Larger Than Might Be Expected, and Boy Is It Lovely!! Really Popular Cul-De-Sac on Wolviston Grange.

- Extended & Superbly Presented Modern Style Semi Detached House
- Lovely Cul-De-Sac Location on Popular Wolviston Grange Estate
- Four Bedrooms – Master Bedroom with Shower Room En-Suite
- Stunning Open Plan Kitchen/Diner with Smart Modern, Lounge & Sitting Room
- Parking For Three Cars & Attractive Private Rear Garden
- UPVC Double Glazing & Gas Central Heating with Combi Boiler

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This modern style semi-detached house in lovely cul-de-sac surroundings has been extended, modernised & then fabulously finished off.

With flexible living in mind, this four-bedroom homes offers great family living with a downstairs bedroom, ensuite and extra living room. Perfect if you are looking for all the family.

The accommodation comprises very briefly of entrance hall, lounge, open plan kitchen/diner with really smart modern units and built-in appliances, sitting room/office, utility room, ground floor master bedroom with walk-in wardrobes and ultra-modern shower room en-suite. The first floor has three bedrooms and modern family bathroom with a white suite and spa bath. Outside there is ample car parking space and an attractive, private easy to maintain rear garden with patio & artificial lawn.

Other features include gas central heating with combi boiler, ceiling fan with light and UPVC double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Buyers Identification Check(s)

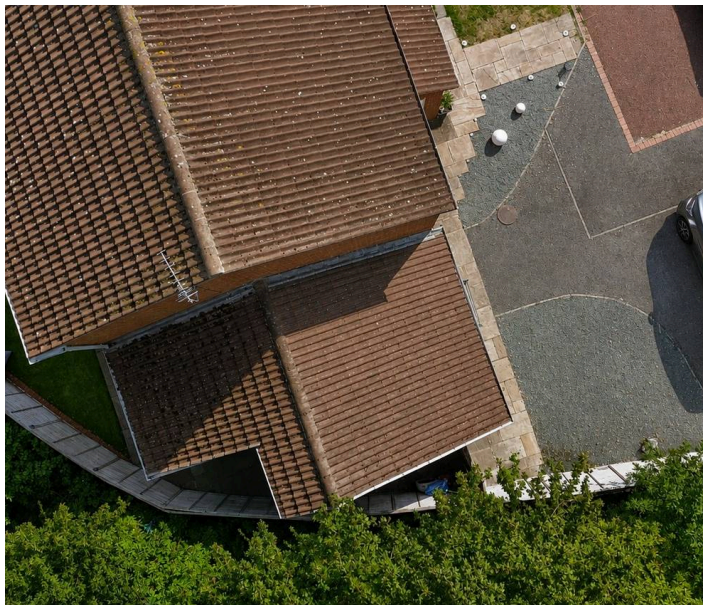
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.







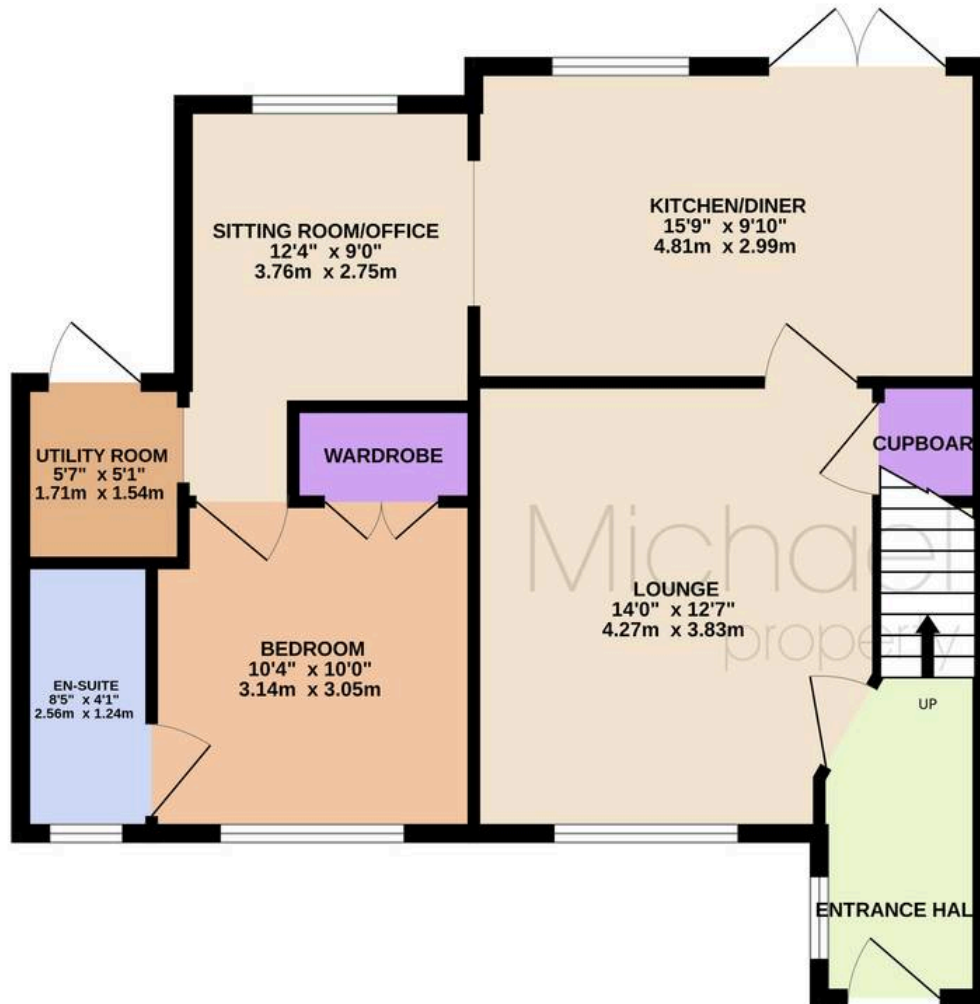




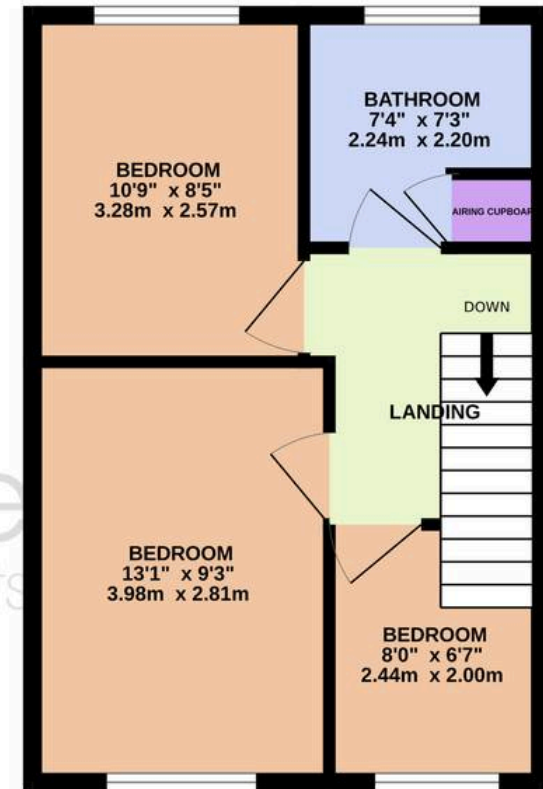
Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	86
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		64	84
England, Scotland & Wales			

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Michael Poole

Michael Poole Estate Agents, 10 Town Square – TS23 2LY

01642955140

billingham@michaelpoole.co.uk

michaelpoole.co.uk/