



Carlton Avenue, Billingham - TS22 5HU



In Excess of £180,000



## 60 Carlton Avenue

Presenting this well maintained two bedroom semi detached bungalow, offered with no onward chain and situated in the sought after Wolviston Court area of Billingham. The property features a modern interior throughout, providing comfortable and stylish living accommodation. Upon entering, you are welcomed by an entrance hall leading to a spacious lounge, a contemporary fitted kitchen, and a well appointed bathroom. Both bedrooms are of a good size, offering flexibility for use as sleeping accommodation, a home office, or guest room. The bungalow benefits from UPVC double glazing and gas central heating, ensuring energy efficiency and comfort all year round. Additional features include a driveway and garage (providing ample off road parking and secure storage). This property is ideal for those seeking a move in ready home in a desirable residential location, with convenient access to local amenities, transport links, and reputable schools. Early viewing is highly recommended to appreciate the quality and appeal of this delightful bungalow.

*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: D

EPC Environmental Impact Rating:



**Entrance Hall**

**Lounge**

14' 11" x 11' 11" (4.54m x 3.62m)

**Kitchen**

14' 5" x 10' 11" (4.40m x 3.33m)

**Bathroom**

7' 9" x 4' 8" (2.35m x 1.41m)

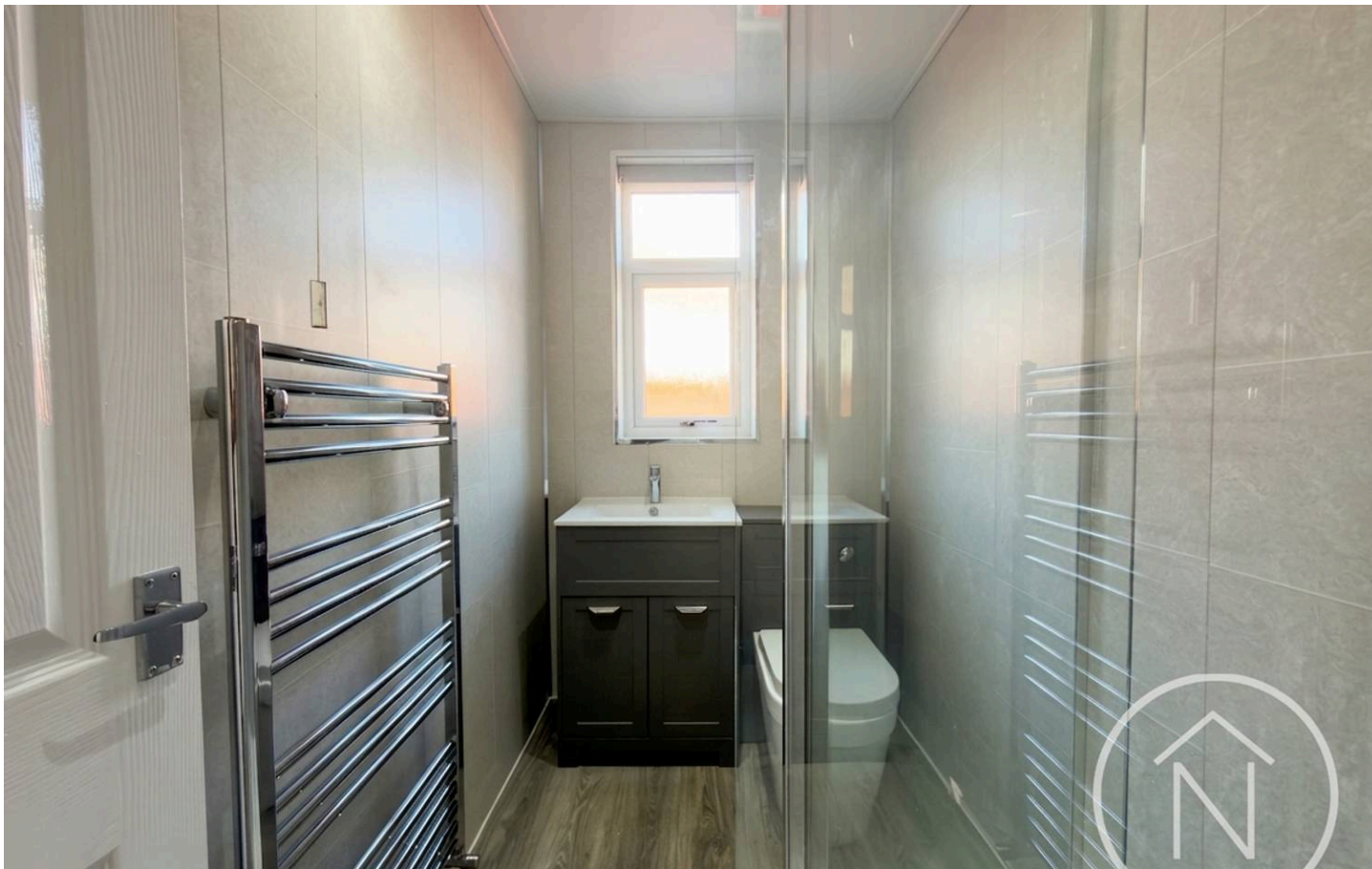
**Bedroom 1**

11' 11" x 10' 10" (3.62m x 3.29m)

**Bedroom 2**

11' 5" x 9' 2" (3.49m x 2.79m)





**GARDEN**

**GARAGE**

Single Garage

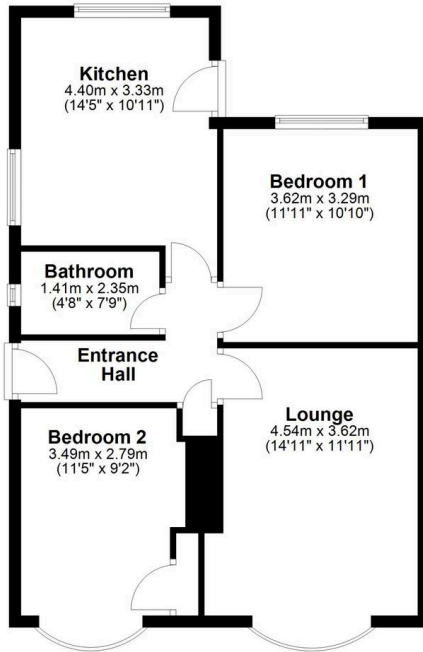
**DRIVEWAY**

2 Parking Spaces



### Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.4 sq. feet)



## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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