



Elton Road, Billingham - TS22 5HS



Guide Price £170,000 - £180,000



## Elton Road, Billingham

Located on the sought-after Wolviston Court in Billingham, this well-presented three bedroom semi-detached home offers spacious and versatile living accommodation, ideal for families. The property features three generous reception rooms, including a bright lounge, a separate dining room, and a conservatory that provides additional flexible living space. The kitchen is complemented by a useful utility room, offering practicality for everyday family life. Upstairs, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Externally, there is a driveway providing ample off-road parking, as well as a garage for secure storage or further parking needs. Ideally situated within close proximity to both primary and secondary schools, this home is perfect for those seeking convenience and a strong sense of community.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



#### Entrance Hall

16' 3" x 6' 0" (4.95m x 1.82m)

#### Lounge

13' 3" x 13' 1" (4.03m x 3.98m)

#### Dining Room

13' 1" x 11' 4" (3.98m x 3.45m)

#### Conservatory

9' 10" x 7' 7" (2.99m x 2.31m)

#### Kitchen

8' 3" x 8' 1" (2.52m x 2.47m)

#### Utility

8' 10" x 5' 8" (2.69m x 1.73m)

#### Bathroom

8' 0" x 5' 5" (2.44m x 1.66m)

#### Bedroom 1

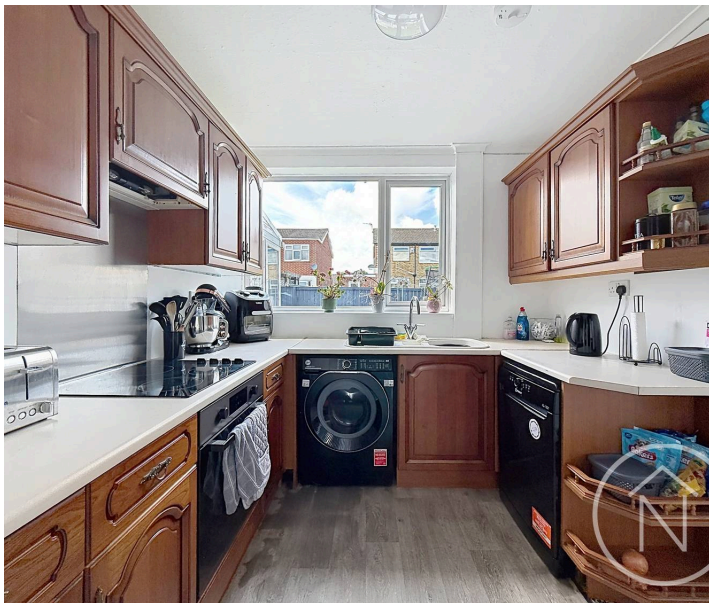
13' 1" x 11' 6" (3.98m x 3.50m)

#### Bedroom 2

12' 11" x 11' 1" (3.93m x 3.38m)

#### Bedroom 3

8' 5" x 8' 0" (2.57m x 2.44m)





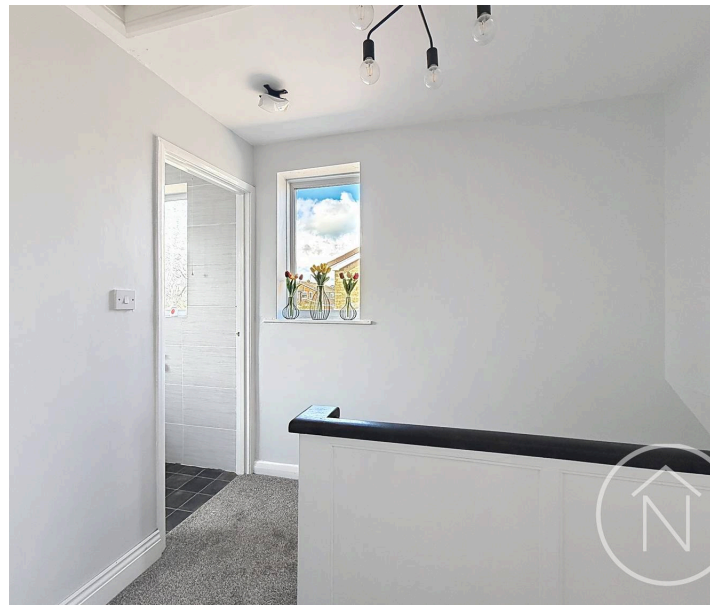
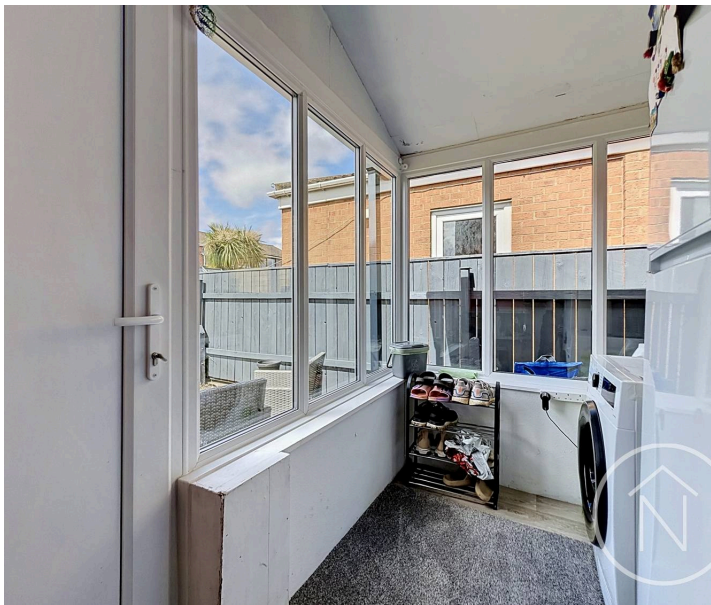
**GARDEN**

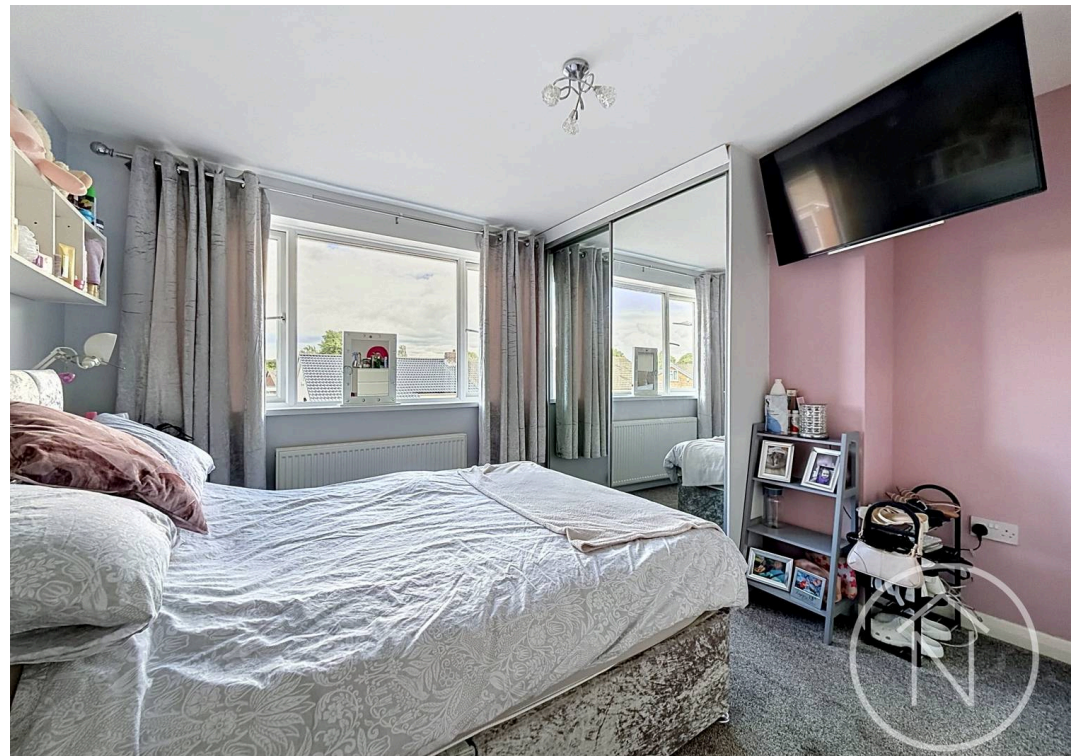
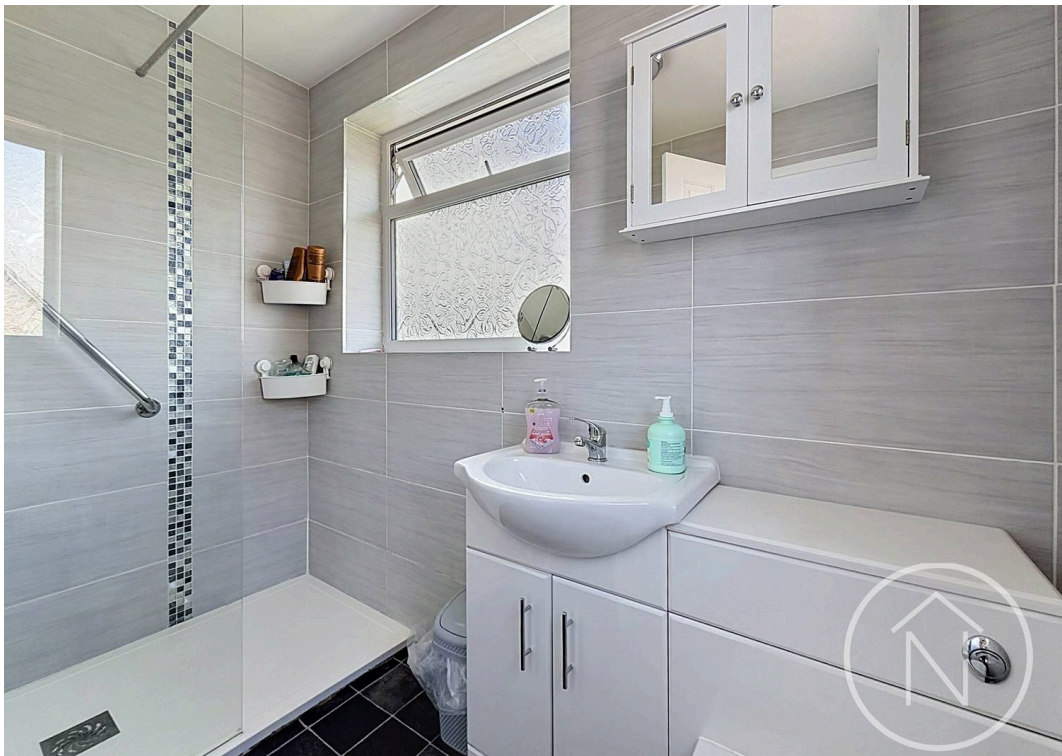
**GARAGE**

Single Garage

**DRIVEWAY**

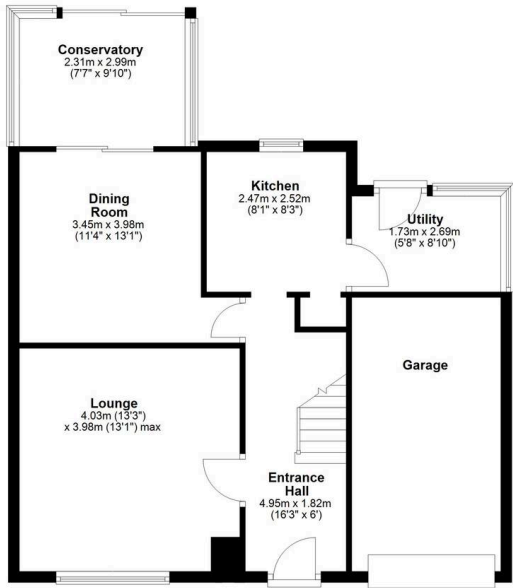
2 Parking Spaces





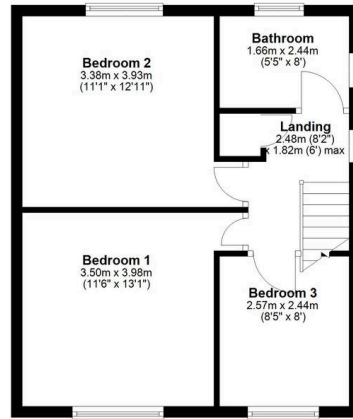
### Ground Floor

Approx. 70.4 sq. metres (757.9 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 111.6 sq. metres (1201.4 sq. feet)



## Northgate - Teesside

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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.