



Gainsborough Crescent, Wolviston Grange
Billingham



Offers Over £260,000



8 Gainsborough Crescent

Billingham

This beautifully presented four-bedroom, two-bathroom detached house offers modern family living across a spacious and thoughtfully designed layout. The property features two generous reception rooms, including an inviting living area with an elegant fireplace, and a striking bay window that floods the space with natural light. The open plan living and dining area seamlessly connects, creating an enhanced sense of flow and space, while French doors from the dining room provide direct access to the garden, perfect for indoor-outdoor living. The sleek, contemporary kitchen is fitted with stylish modern units, integrated appliances, and striking black granite countertops, complemented by ample natural light from large windows. Additional spaces include a practical utility room with washing and drying facilities, countertop workspace, and convenient outdoor access.

The home benefits from a wealth of high-value features designed for comfort and convenience. Both bathrooms are finished to a high standard, boasting modern fixtures, a walk-in shower, a contemporary bath-tub, and integrated vanity units, all brightened by generous natural light. The bedrooms are spacious and welcoming, each featuring large windows, neutral décor, and built-in storage solutions for versatile and organised living. Externally, the property excels with an integral garage and ample off-road parking on a paved driveway, as well as a well-maintained front lawn that enhances kerb appeal. To the rear, a substantial garden offers a lush lawn, patio, and gravelled area - ideal for family activities or entertaining guests. Making the garden a true highlight for families. With its combination of modern style, practical features, and appealing outdoor spaces, this detached house is perfectly suited to meet the needs of contemporary family life.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



Lounge

14' 10" x 12' 8" (4.51m x 3.86m)

Dining Room

11' 10" x 9' 1" (3.61m x 2.77m)

Kitchen

12' 0" x 11' 7" (3.65m x 3.53m)

Utility Room

6' 1" x 5' 4" (1.85m x 1.63m)

WC

3' 4" x 3' 2" (1.01m x 0.96m)

Bathroom

8' 1" x 6' 7" (2.46m x 2.00m)

Bedroom 1

12' 6" x 11' 9" (3.82m x 3.59m)

En-suite

6' 6" x 4' 10" (1.98m x 1.48m)

Bedroom 2

11' 9" x 8' 1" (3.59m x 2.47m)

Bedroom 3

11' 7" x 9' 0" (3.54m x 2.74m)

Bedroom 4

10' 0" x 7' 10" (3.06m x 2.40m)

Garage

17' 0" x 7' 9" (5.19m x 2.36m)

Garden



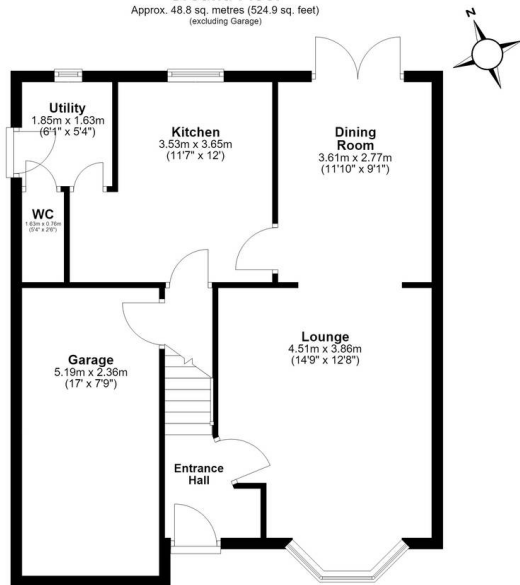






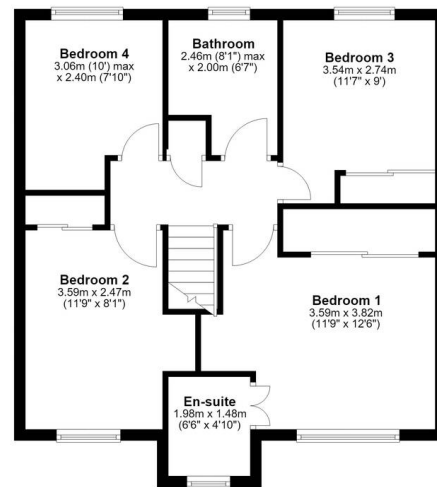
Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)
(excluding Garage)



First Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 105.1 sq. metres (1131.2 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.