



58 Hylton Road, Billingham



Guide Price £80,000 - £90,000



## 58 Hylton Road, Billingham

Offers Invited Between £80,000 And £90,000

Extended Three Bedroom Semi-Detached property with a driveway and garage, located conveniently close to local schools, shops, and bus routes. This property boasts gardens to the front and rear, providing ample outdoor space for relaxation and entertainment. The property features gas central heating and presents an excellent opportunity for a buyer to modernise and personalise, creating a comfortable and stylish home. With three reception rooms including a lounge, dining room, and conservatory, there is plenty of space for family gatherings and social events. The accommodation comprises a porch, hallway, kitchen, utility room, landing, bathroom, and three generously sized bedrooms, offering a versatile layout for modern living.

Outside, the property benefits from a well-maintained garden to the front. The rear garden provides a private outdoor sanctuary, ideal for enjoying alfresco dining or simply unwinding in the sunshine. With scope for landscaping and gardening projects, the outdoor space offers an opportunity for the new owners to create their own oasis. Additionally, the driveway and garage provide ample parking and storage solutions, catering to the practical needs of a modern family lifestyle. Overall, this property presents a wonderful canvas for someone seeking a home with potential, offering both comfortable living spaces and versatile outdoor areas.

*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: A

Tenure: Freehold



**Porch**

2' 10" x 7' 8" (0.86m x 2.33m)

**Hall**

6' 11" x 7' 8" (2.10m x 2.33m)

**Lounge**

13' 0" x 12' 9" (3.97m x 3.88m)

**Dining Room**

8' 6" x 8' 11" (2.58m x 2.72m)

**Kitchen**

11' 5" x 14' 0" (3.49m x 4.27m)

**Conservatory**

6' 11" x 19' 2" (2.11m x 5.85m)

**Utility**

8' 6" x 9' 2" (2.58m x 2.80m)

**Landing**

**Bathroom**

5' 6" x 7' 7" (1.68m x 2.31m)

**Bedroom One**

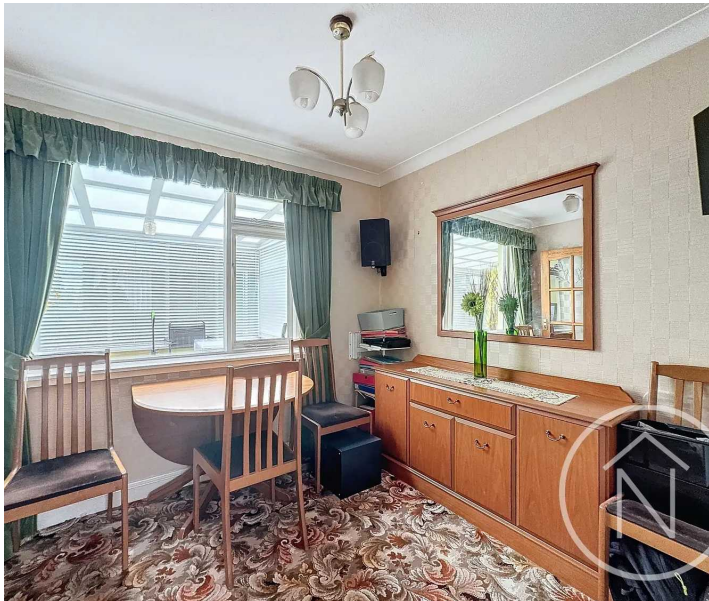
9' 5" x 14' 2" (2.87m x 4.33m)

**Bedroom Two**

10' 8" x 14' 3" (3.26m x 4.34m)

**Bedroom Three**

7' 9" x 7' 8" (2.35m x 2.34m)





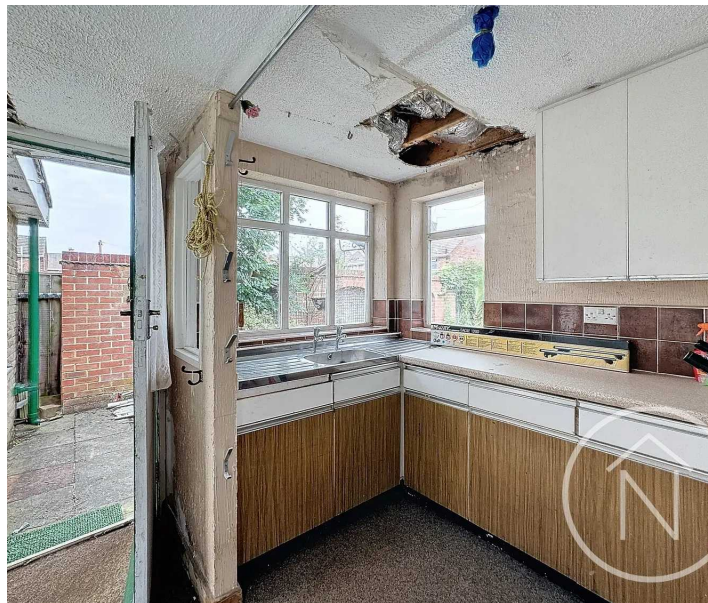
**GARDEN**

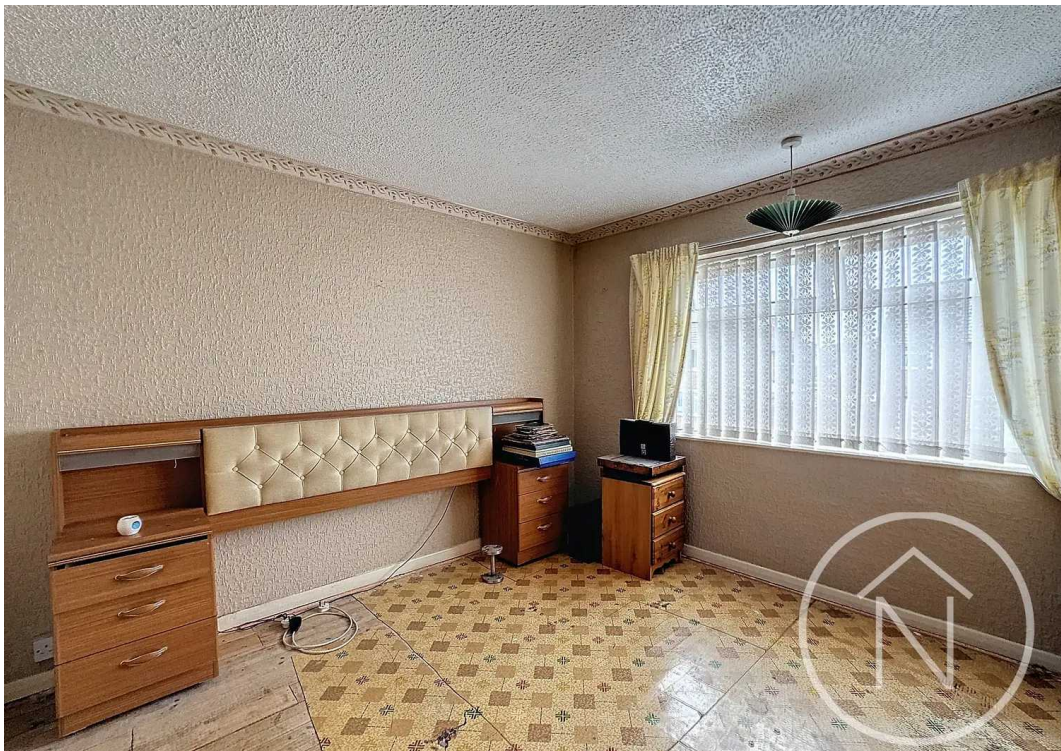
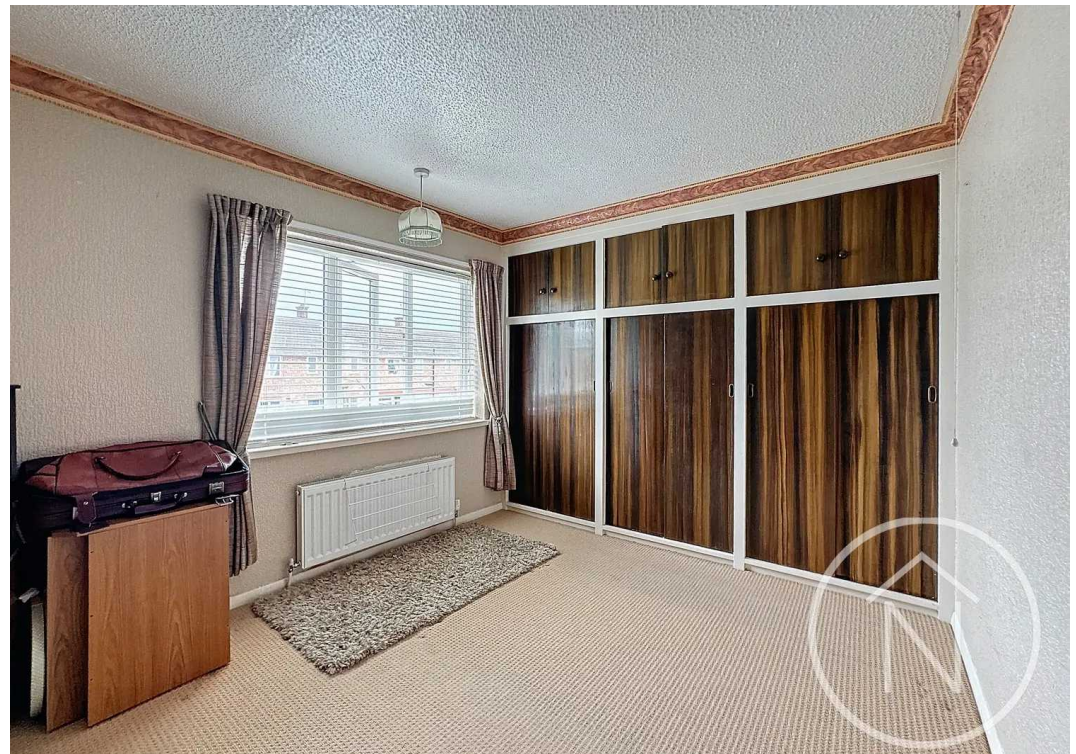
**DRIVEWAY**

1 Parking Space

**GARAGE**

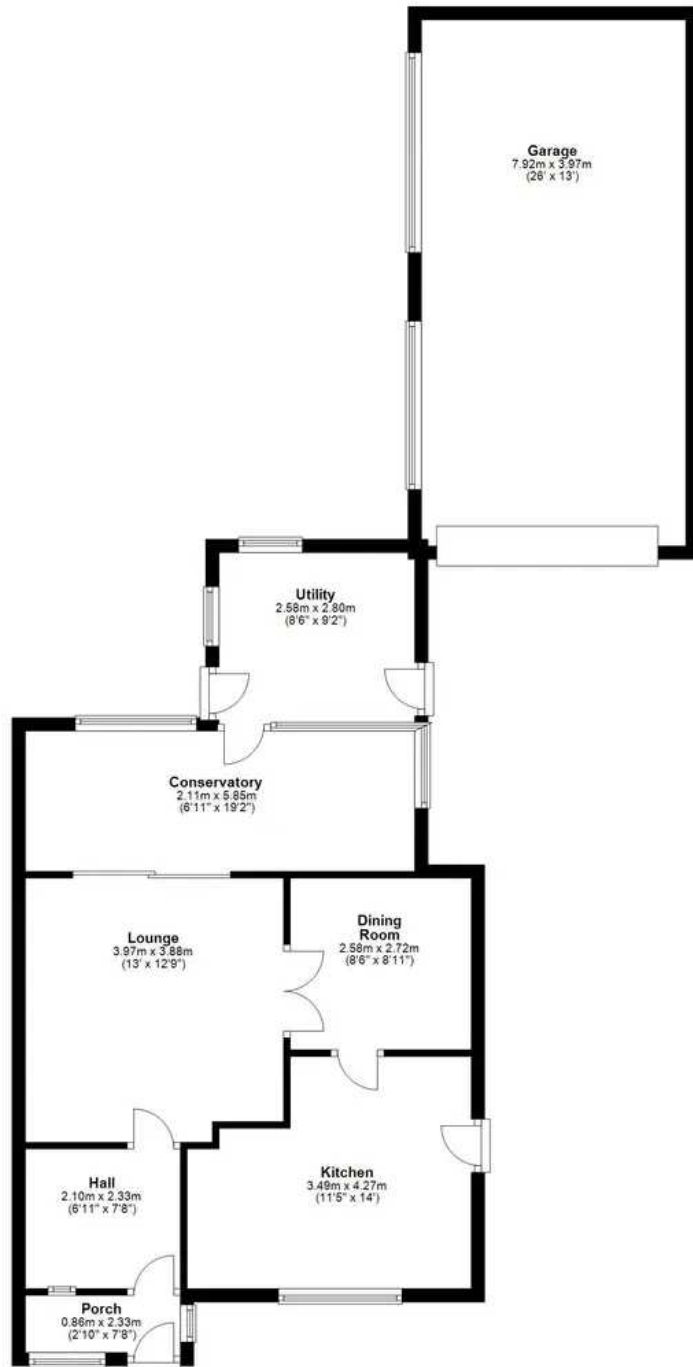
Single Garage





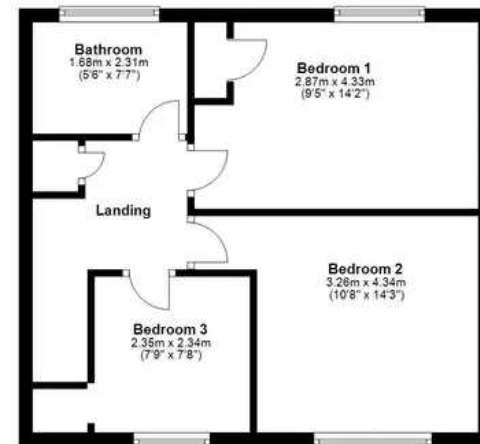
### Ground Floor

Approx. 95.4 sq. metres (1027.3 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 137.2 sq. metres (1476.8 sq. feet)

Floor plan(s) by Northgate? for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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