



30 Rudston Avenue, Billingham



Guide Price £180,000



30 Rudston Avenue

Billingham, Billingham

This immaculately presented three-bedroom semi-detached bungalow is situated in the sought-after location of Wolviston Court. Boasting a prime position with the advantage of no onward chain, this property offers convenient living with a driveway and garage for multiple vehicles. The home exudes warmth and comfort with UPVC double glazing and gas central heating throughout. The accommodation comprises a welcoming entrance hall leading to a spacious lounge, a modern kitchen perfect for culinary enthusiasts, a bathroom, and three generously sized bedrooms. Step outside to discover a delightful garden to the rear, providing a tranquil escape for outdoor relaxation and entertaining, making this property a perfect family home or ideal for downsizers seeking comfortable single-level living.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

8' 1" x 10' 11" (2.46m x 3.32m)

Kitchen

10' 5" x 8' 7" (3.18m x 2.61m)

Bathroom

4' 9" x 8' 2" (1.46m x 2.48m)

Bedroom One

11' 10" x 10' 11" (3.60m x 3.34m)

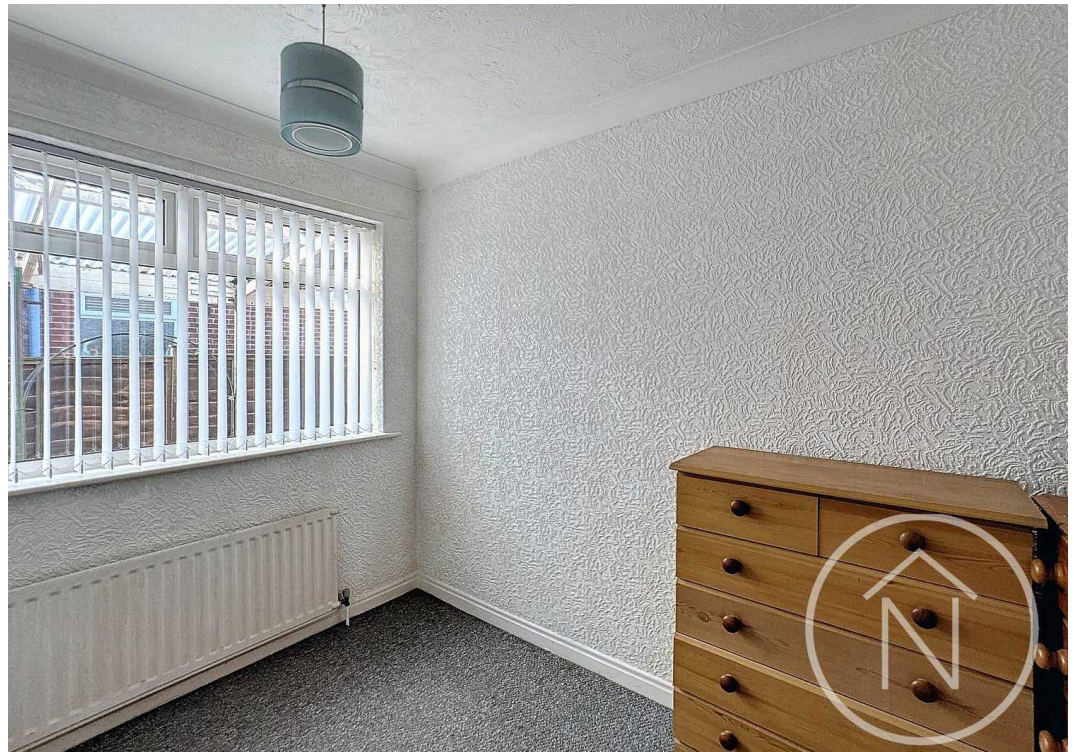
Bedroom Two

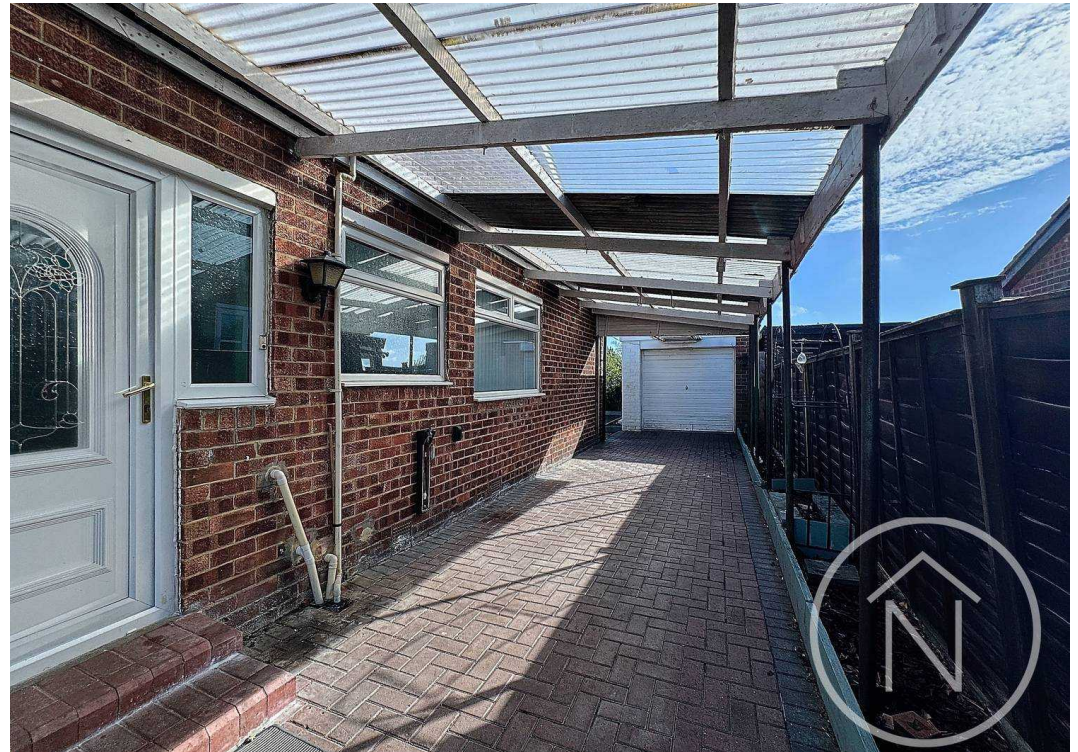
9' 3" x 7' 4" (2.83m x 2.24m)

Bedroom Three

7' 4" x 9' 11" (2.24m x 3.01m)

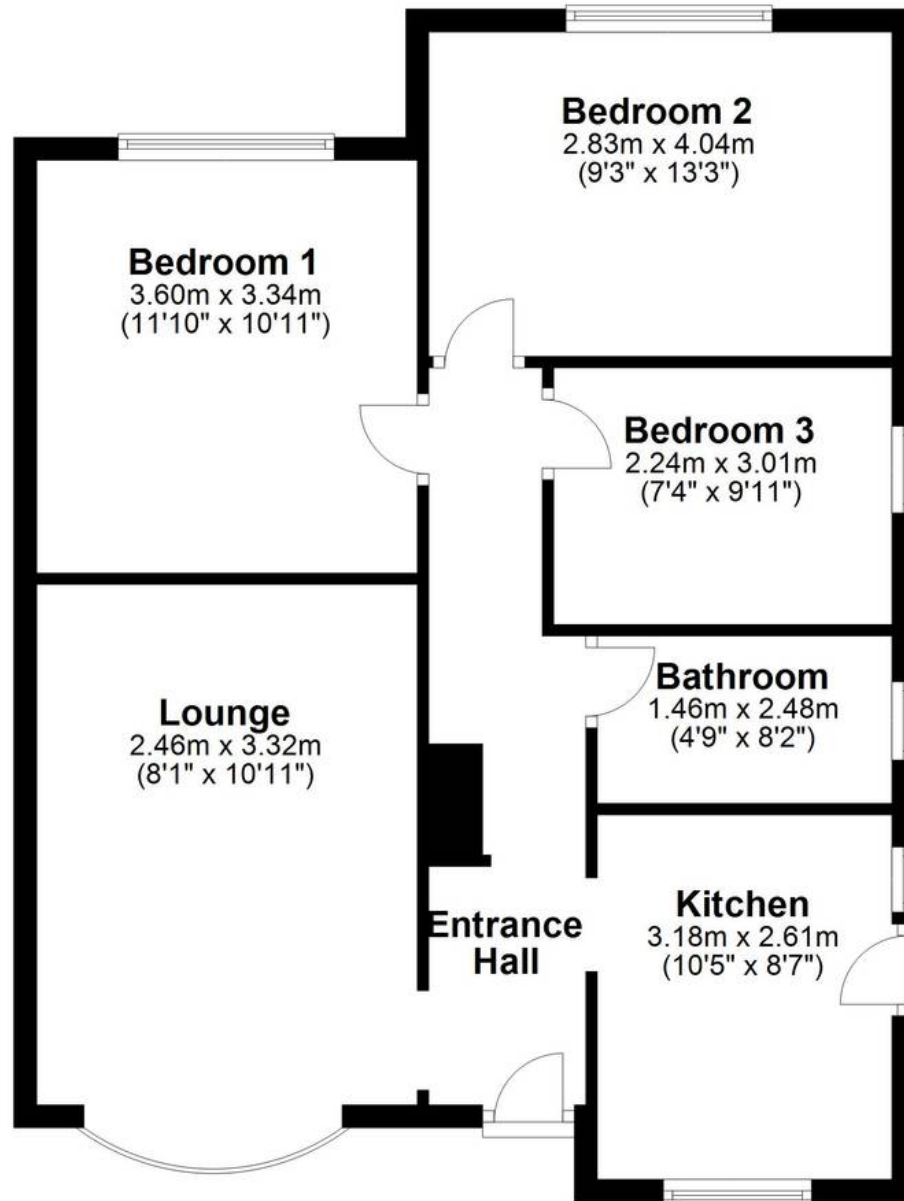






Ground Floor

Approx. 63.9 sq. metres (688.3 sq. feet)



Total area: approx. 63.9 sq. metres (688.3 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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