



Elton Road, Billingham - TS22 5HW



Guide Price £180,000 - £190,000



Elton Road, Billingham

Offers Invited Between £180,000 and £190,000

Welcome to this extended three-bedroom semi-detached home, perfect for those seeking a modern living space. As you step inside, you are greeted by an inviting entrance hall leading to a convenient ground floor wc and a spacious lounge bathed in natural light. The modern fitted kitchen, open plan to the dining room, offers a seamless flow ideal for both every-day living and entertaining. Upstairs, you will find a landing leading to a well-appointed bathroom and three cosy bedrooms, providing ample space for the whole family to unwind. Situated on the sought-after Wolviston court, this property enjoys proximity to local primary and secondary schools, making it a perfect choice for families.

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: D

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

24' 9" x 13' 1" (7.54m x 3.99m)

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)

Dining Area

12' 6" x 9' 5" (3.81m x 2.87m)

Ground Floor Wc

Landing

7' 9" x 6' 0" (2.36m x 1.83m)

Bathroom

5' 3" x 7' 9" (1.60m x 2.36m)

Bedroom One

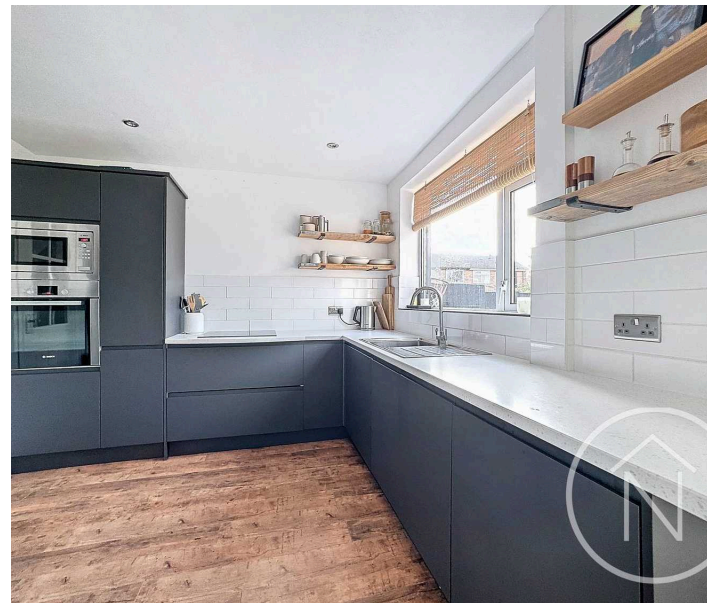
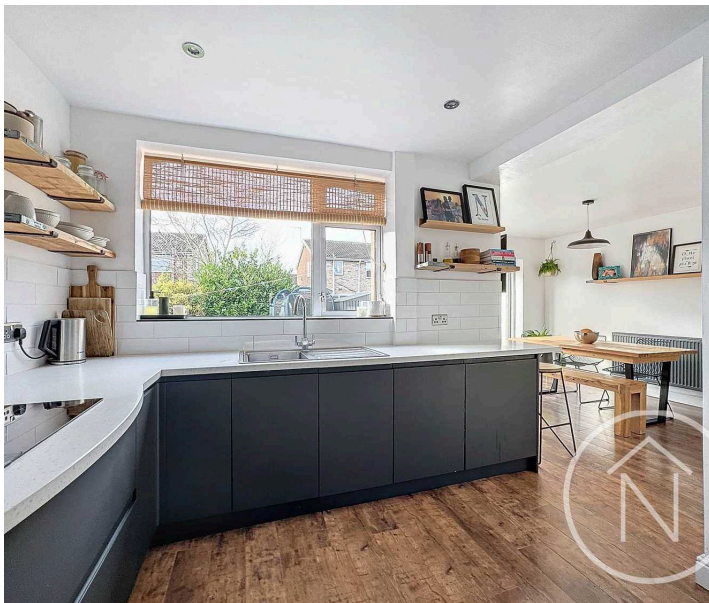
13' 7" x 11' 4" (4.14m x 3.45m)

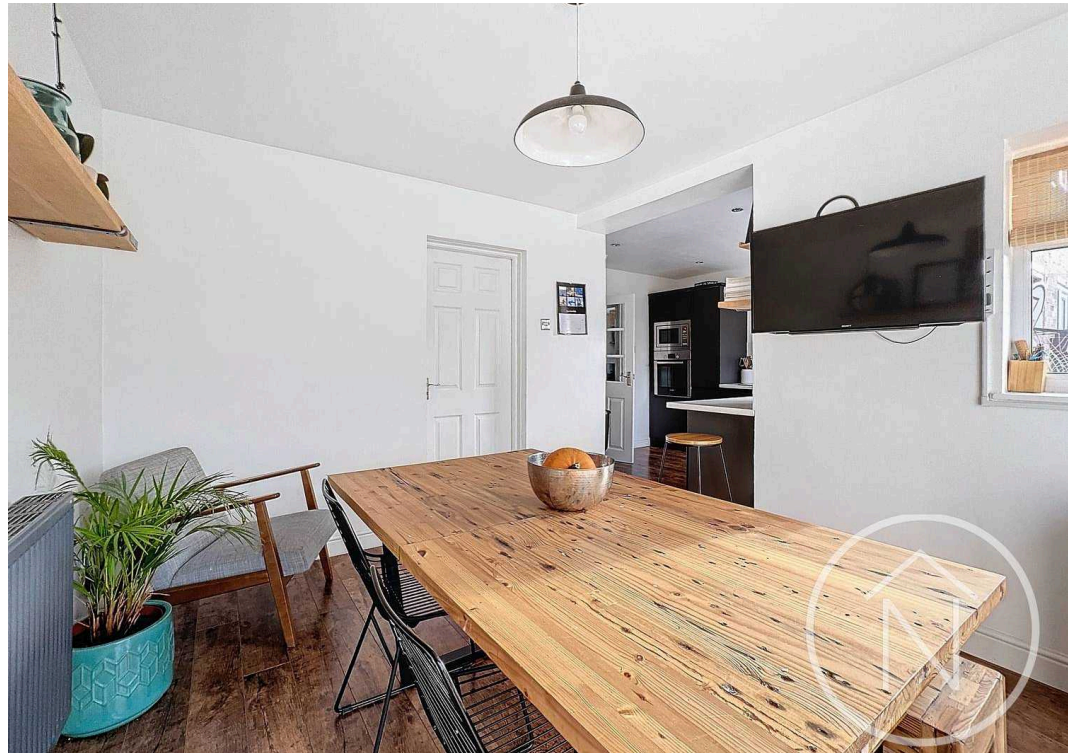
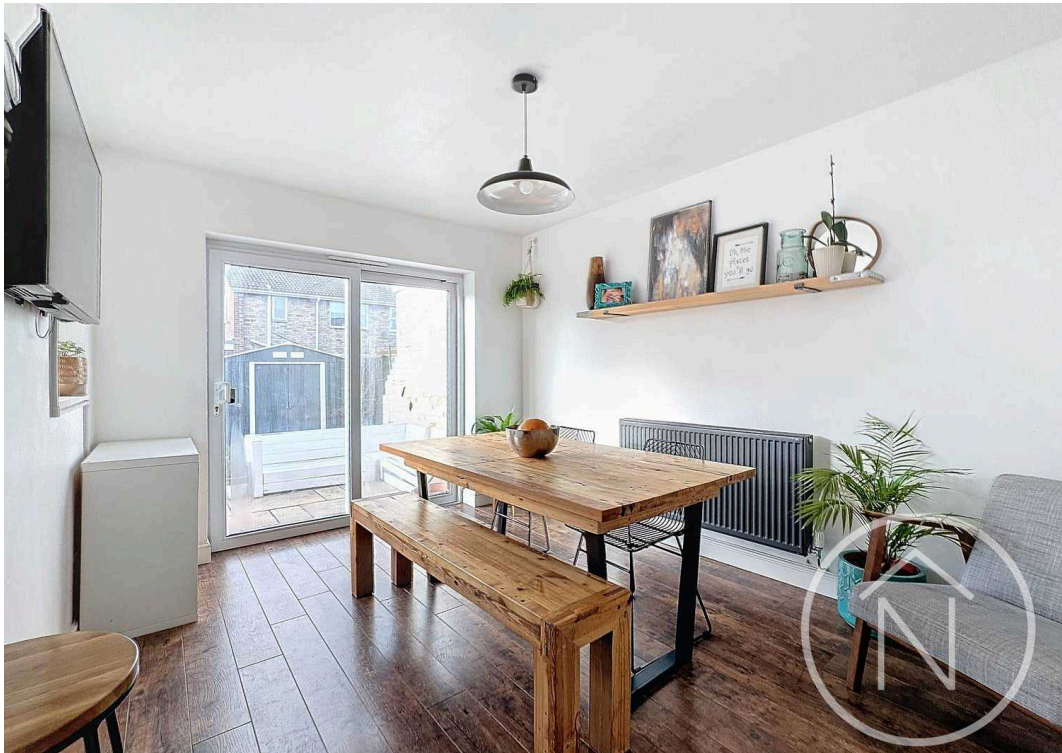
Bedroom Two

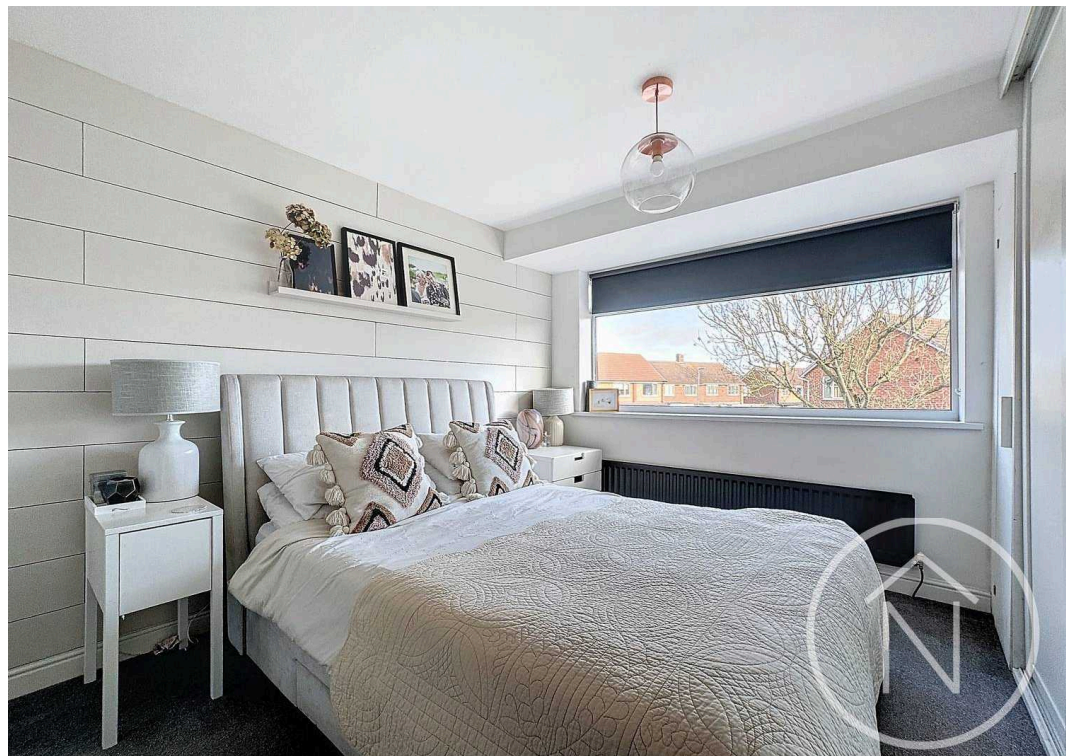
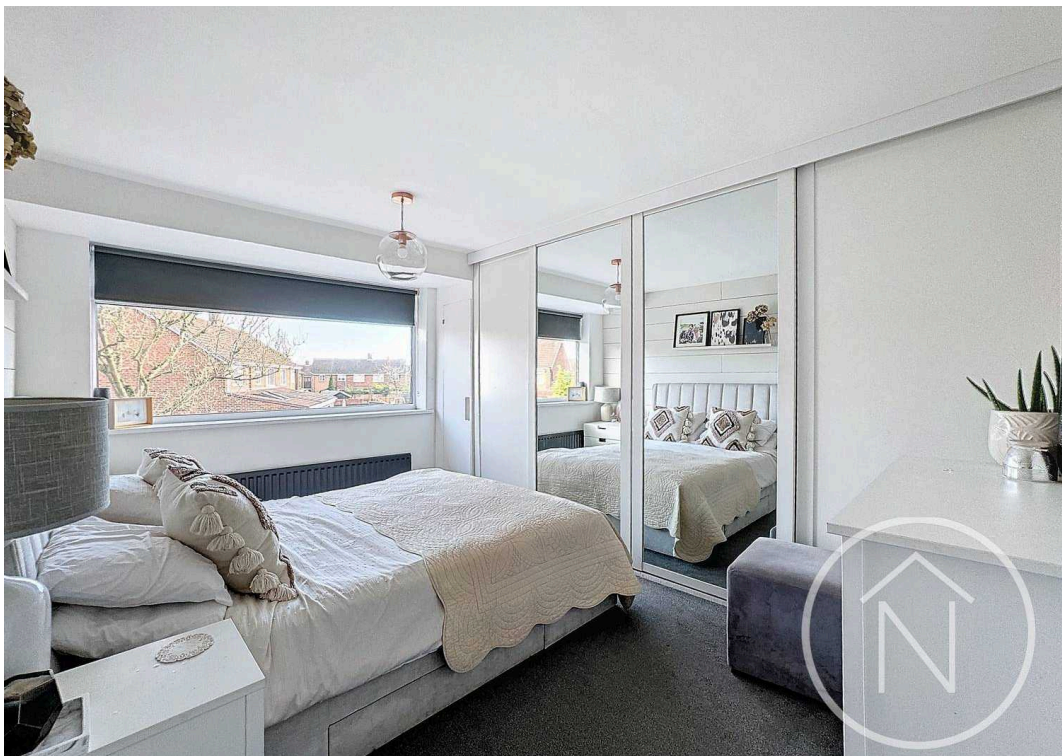
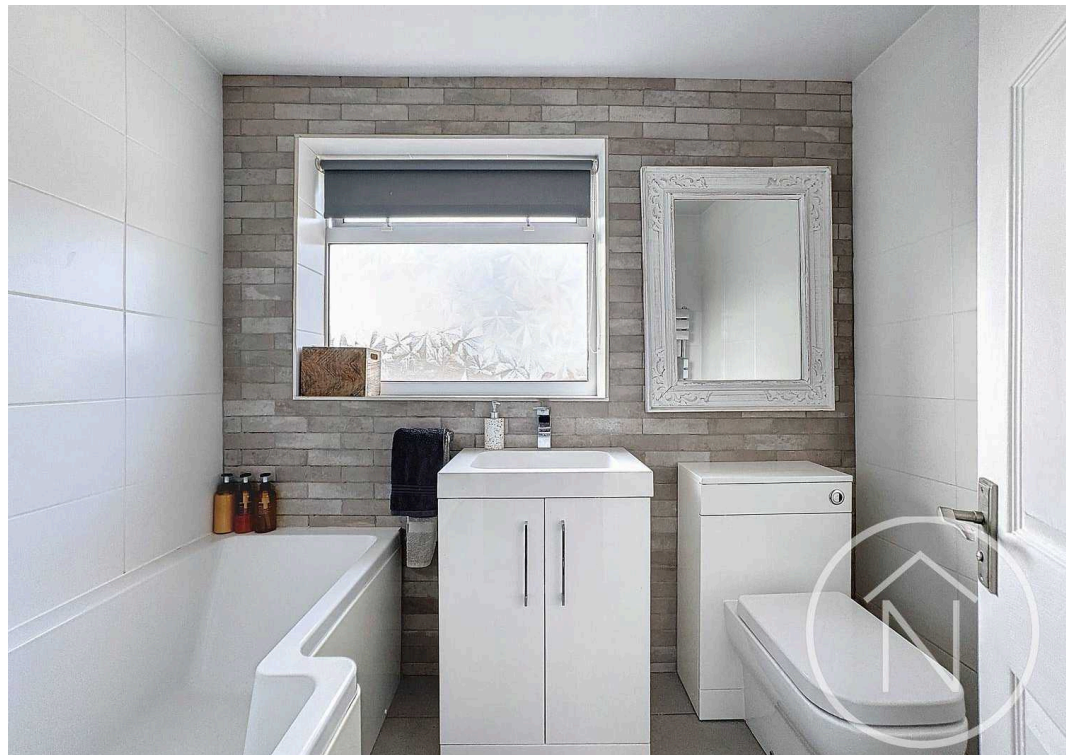
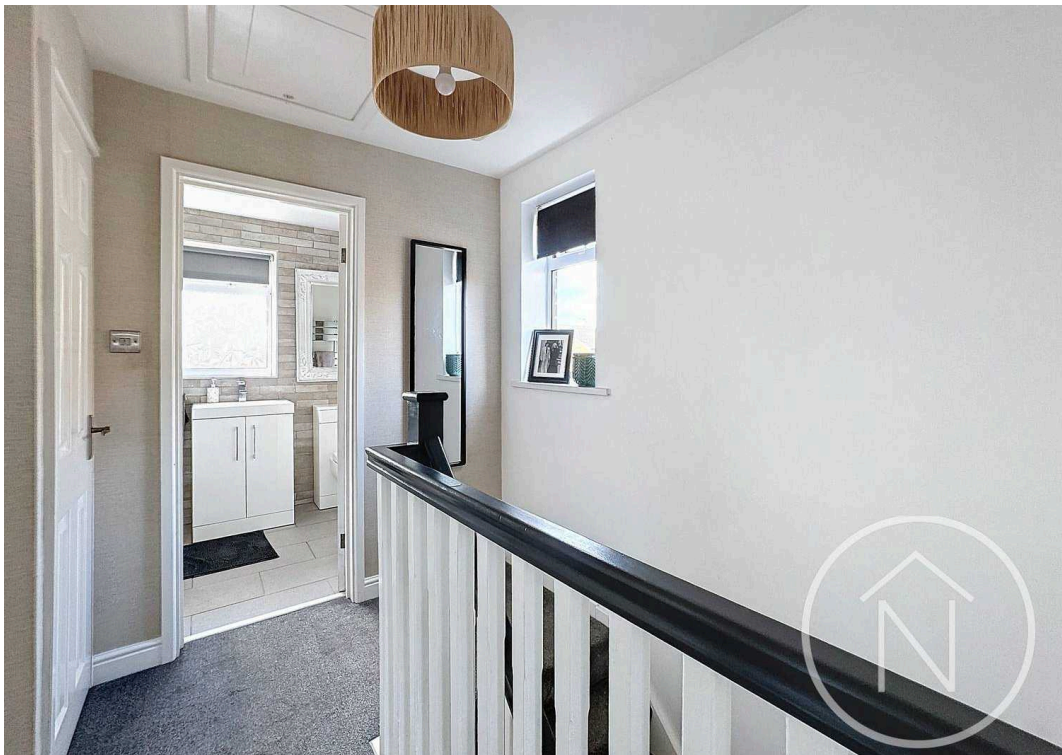
11' 3" x 10' 9" (3.43m x 3.28m)

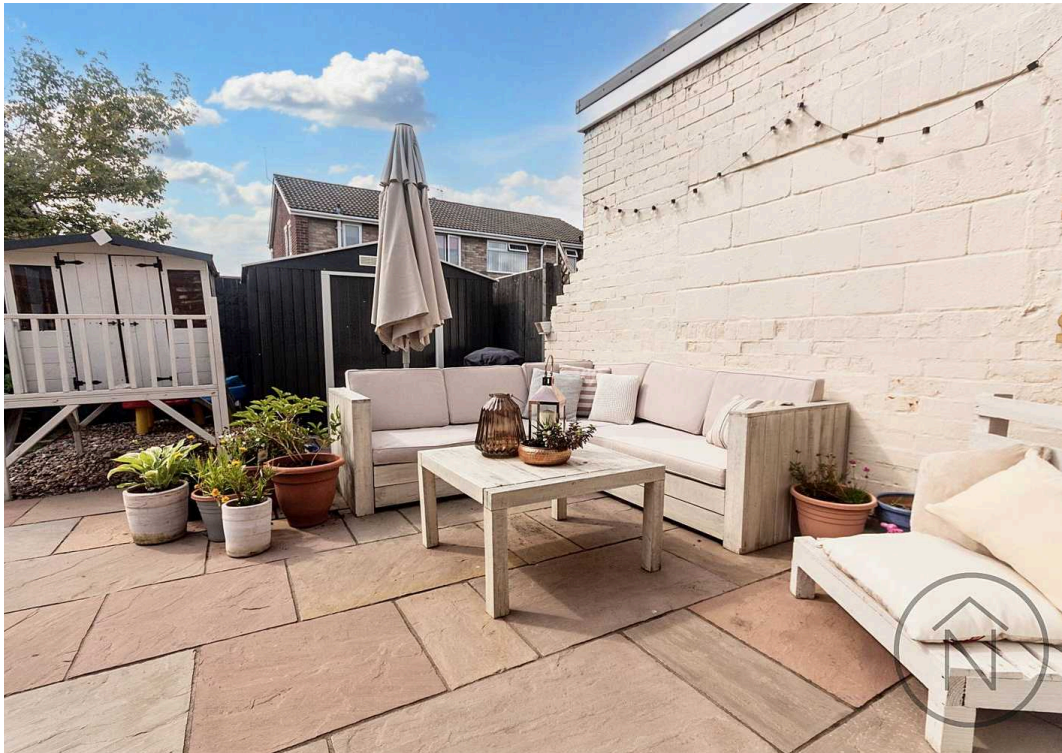
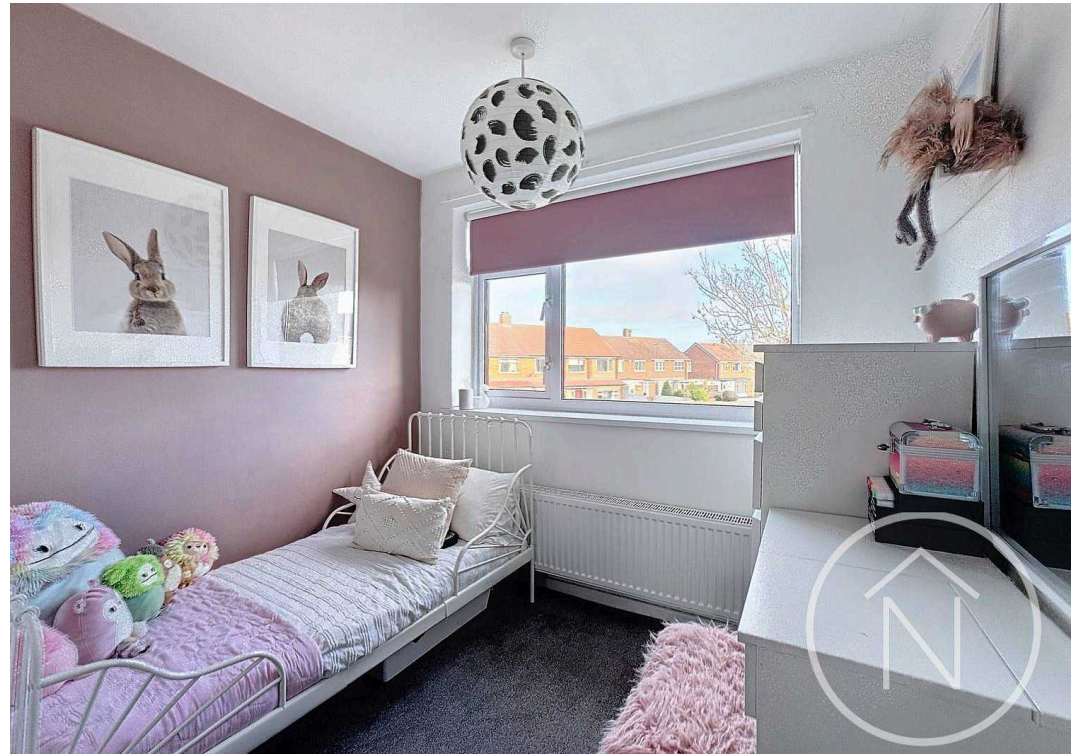
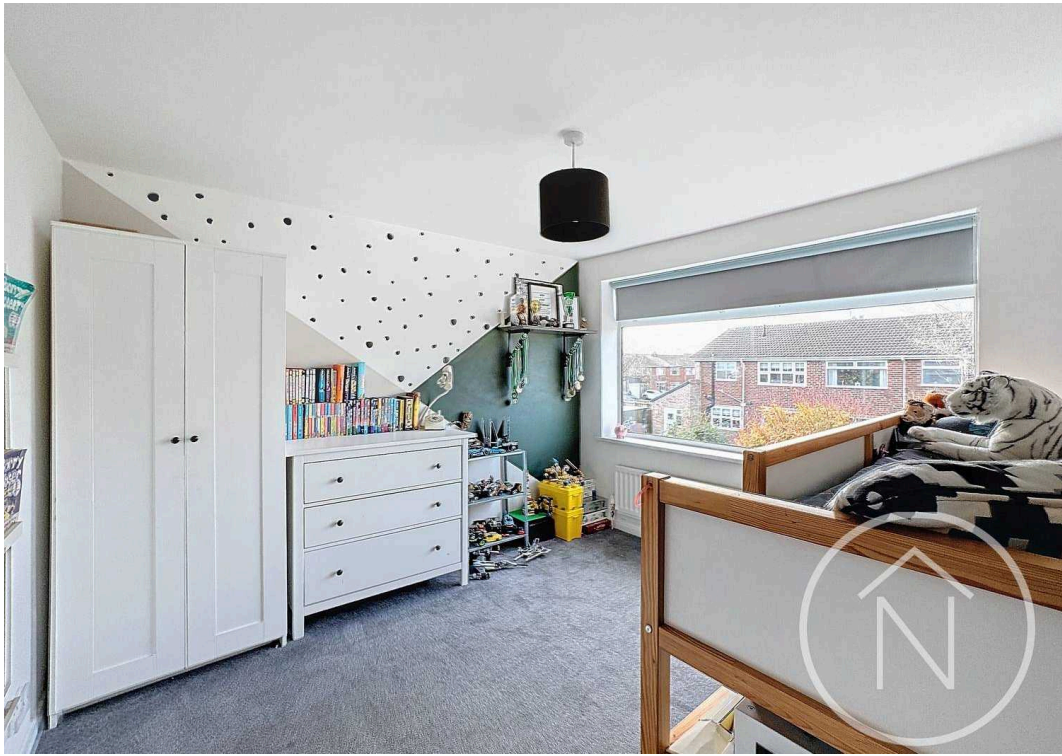
Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)



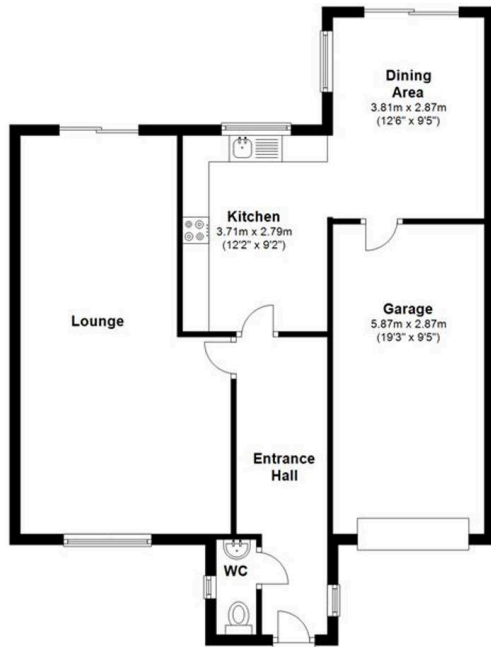






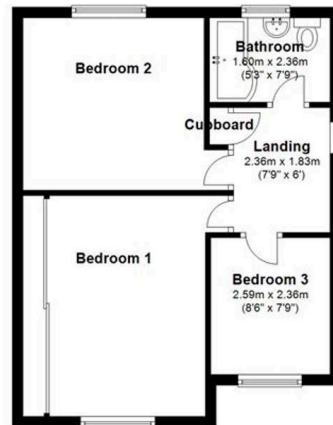
Ground Floor

Approx. 77.5 sq. metres (834.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 120.1 sq. metres (1292.2 sq. feet)

floor plan(s) by Northgate© for illustration purpose only.
Plan produced using PlanUp.



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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