



Cayton Drive, Billingham - TS22 5DA



Offers Over £140,000





## 28 Cayton Drive

Billingham, Billingham

Nestled on the sought-after Wolviston Court, this charming two-bedroom semi-detached bungalow offers a rare opportunity to acquire a delightful property with the added benefit of no onward chain. Boasting a practical layout this home is ideal for buyers looking to downsize. The property features a driveway leading to a garage, providing convenient off-road parking. UPVC double glazing and gas central heating ensure warmth and energy efficiency throughout the year. The rear garden offers a tranquil outdoor space, perfect for relaxing or entertaining guests.

*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:

EPC Environmental Impact Rating:





**Entrance Hall**

**Lounge**

15' 4" x 10' 4" (4.68m x 3.16m)

**Kitchen**

8' 4" x 8' 11" (2.55m x 2.72m)

**Dining Area**

7' 10" x 8' 9" (2.39m x 2.66m)

**Bathroom**

6' 9" x 5' 6" (2.05m x 1.68m)

**Bedroom One**

12' 2" x 10' 4" (3.72m x 3.16m)

**Bedroom Two**

8' 9" x 8' 11" (2.67m x 2.72m)











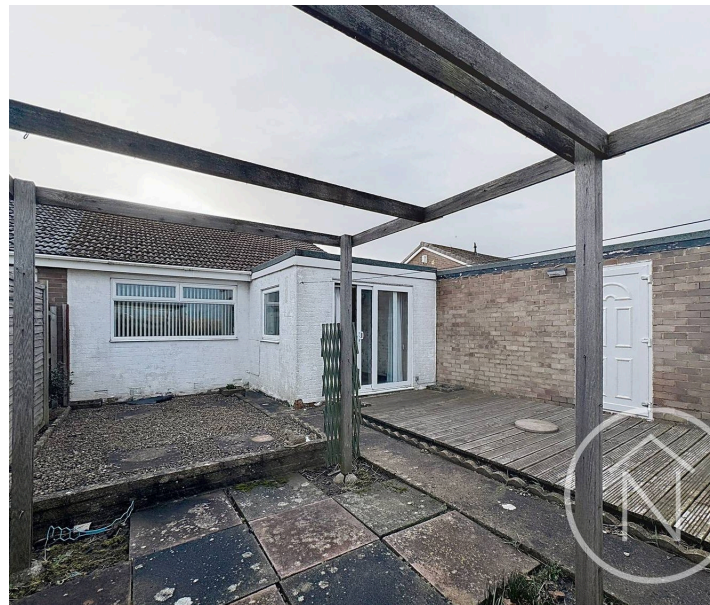
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

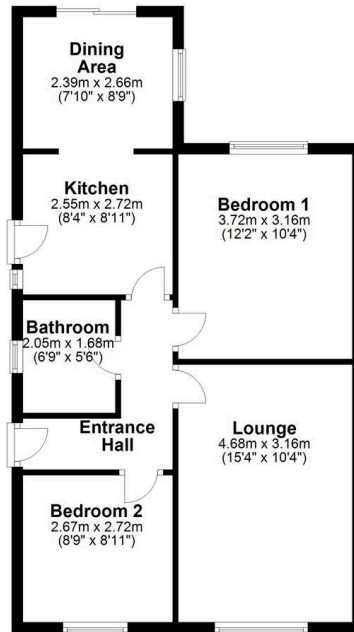
2 Parking Spaces





### Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 57.5 sq. metres (618.5 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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