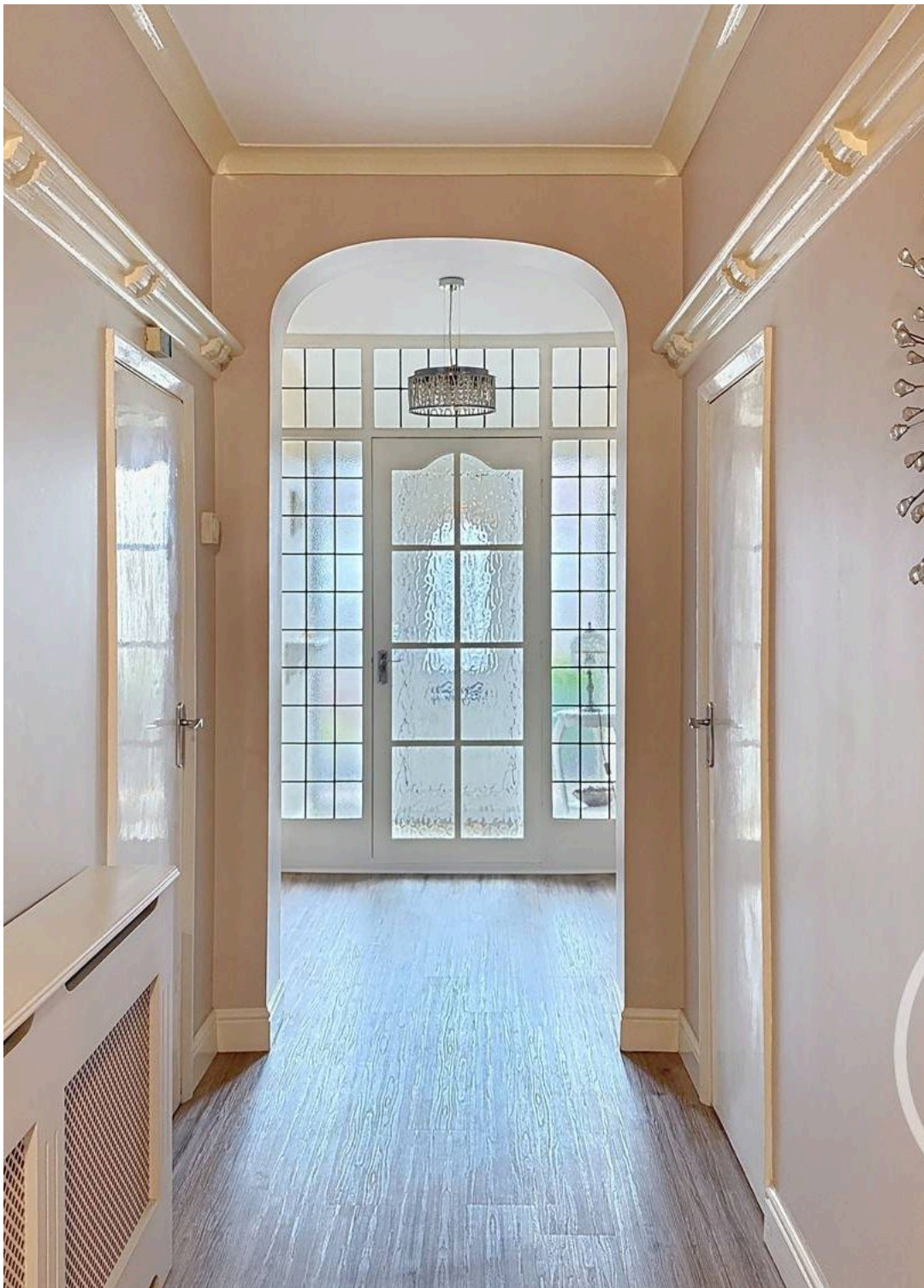




Northfield Road, Billingham - TS22 5EL



In Excess of £300,000



1 Northfield Road

Billingham, Billingham

Nestled on the sought-after Wolviston Court, this impressive three-bedroom detached bungalow offers a harmonious blend of comfort and style. The accommodation boasts a welcoming porch leading into a well-proportioned hallway. The spacious lounge is bathed in natural light, complemented by a charming garden room, perfect for unwinding with a book. The fully-fitted kitchen is a culinary haven, while the adjacent dining room sets the scene for memorable family gatherings. The property also features a bathroom, a separate WC for added convenience, and three generously-sized bedrooms, each providing a peaceful retreat at the end of a long day.

Step outside to discover a south-facing rear garden, a true haven for outdoor enthusiasts and green thumbs alike. This outdoor sanctuary offers ample space for al fresco dining, children's play, or simply basking in the sun's warm embrace. The property further benefits from a private driveway and a convenient garage, ensuring ample parking. With the added comforts of UPVC double glazing and gas central heating, Whether you're seeking a peaceful retreat or a space to host family and friends, this property presents a rare opportunity to embrace a lifestyle of comfort and elegance in a prime location.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Porch
4' 2" x 5' 9" (1.26m x 1.74m)

Hallway

Lounge
14' 9" x 13' 11" (4.50m x 4.25m)

Kitchen
15' 4" x 11' 4" (4.68m x 3.45m)

Dining Room
10' 9" x 14' 4" (3.27m x 4.38m)

Garden Room
4' 5" x 7' 6" (1.35m x 2.29m)

WC

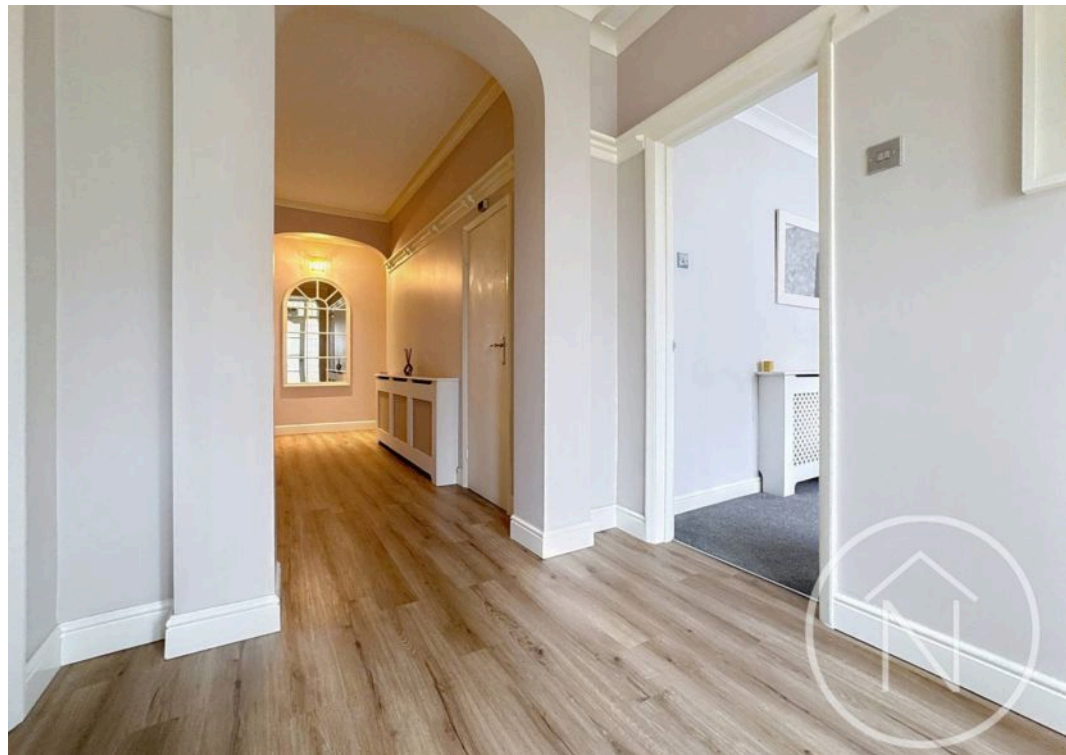
Bathroom
6' 1" x 7' 11" (1.85m x 2.42m)

Bedroom One
14' 0" x 13' 2" (4.27m x 4.01m)

Bedroom Two
14' 0" x 13' 1" (4.26m x 3.99m)

Bedroom Three
10' 8" x 14' 5" (3.26m x 4.39m)



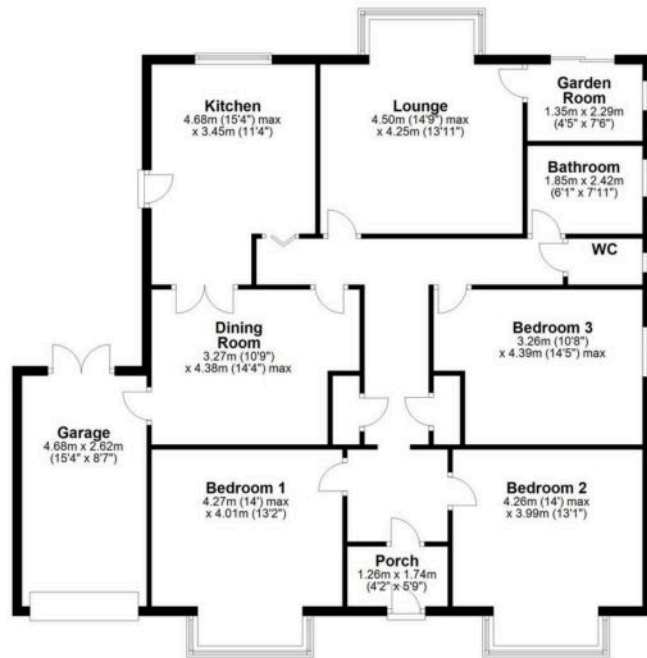






Ground Floor

Approx. 119.6 sq. metres (1287.2 sq. feet)



Total area: approx. 119.6 sq. metres (1287.2 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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