



34 Queens Drive, Billingham - TS22 5JL  
Billingham



In Excess of £170,000



## 34 Queens Drive, Billingham

Welcome to this stunning three-bedroom semi-detached property, an ideal choice for first-time buyers and families alike. Nestled in the sought-after area of Wolviston Court, this home is defined by its inviting atmosphere and comfortable living spaces.

As you step into the property, the entrance hall sets the tone for what's to come. The lounge boasts a bay window that floods the room with natural light, creating a warm and welcoming ambience. A modern kitchen/diner provides the perfect space for culinary delights and family gatherings, while the conservatory offers a peaceful retreat for relaxation or entertaining guests.

Ascending to the first floor, you'll find a well-appointed landing leading to the bathroom and separate WC, catering to the practical needs of daily living. The three bedrooms provide comfortable accommodations for residents, each offering a tranquil space for rest and relaxation.

The rear garden is a highlight of the property, a beautiful outdoor space that invites you to enjoy the fresh air and bask in the beauty of nature. Whether you're unwinding after a long day or hosting a summer barbeque, this garden is sure to become a cherished part of your home.

Convenience is key with this property, as it comes complete with a driveway and garage, providing ample space for parking and storage. The inclusion of gas central heating and UPVC double glazing ensures that residents can stay warm and comfortable throughout the year, while also benefitting from energy efficiency and cost savings.

*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: B

Tenure: Leasehold



#### Entrance Hall

11' 11" x 5' 10" (3.63m x 1.77m)

#### Lounge

17' 0" x 12' 5" (5.17m x 3.78m)

#### Kitchen/Diner

11' 7" x 18' 8" (3.53m x 5.69m)

#### Conservatory

11' 0" x 8' 0" (3.36m x 2.45m)

#### Landing

#### Bathroom

5' 5" x 7' 6" (1.64m x 2.28m)

#### Wc

#### Bedroom One

17' 0" x 12' 5" (5.17m x 3.78m)

#### Bedroom Two

10' 4" x 10' 9" (3.14m x 3.28m)

#### Bedroom Three

9' 1" x 7' 7" (2.76m x 2.30m)





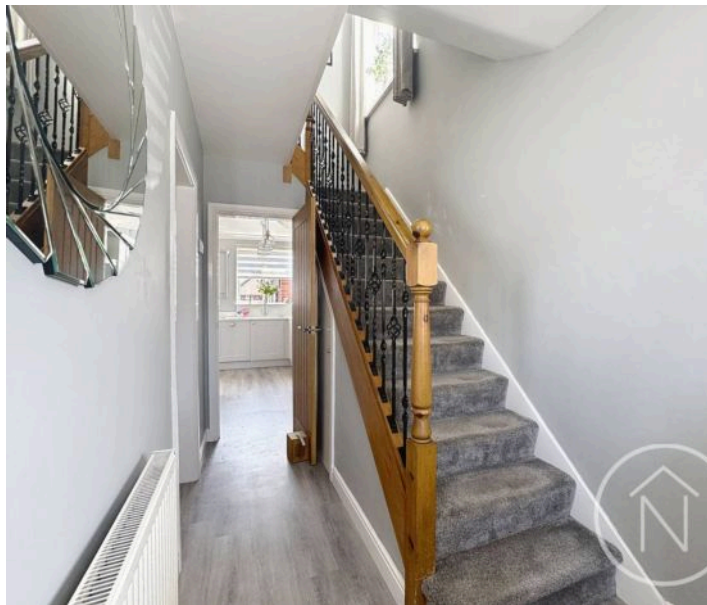
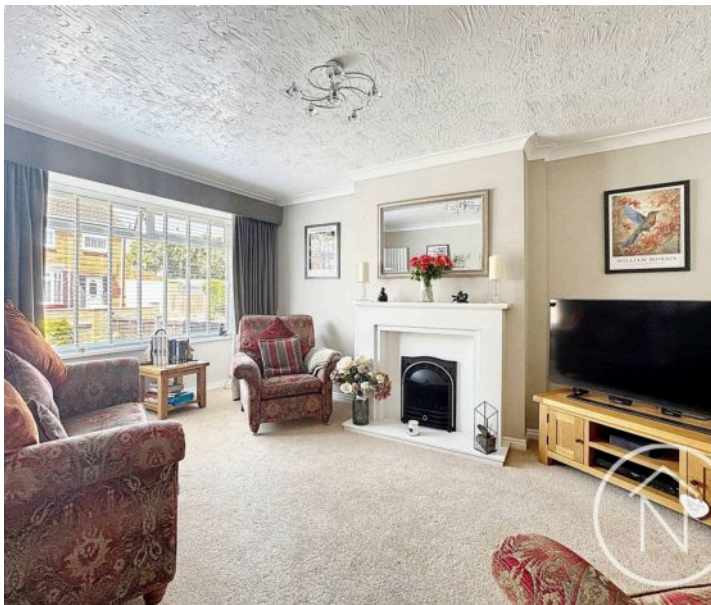
**GARDEN**

**GARAGE**

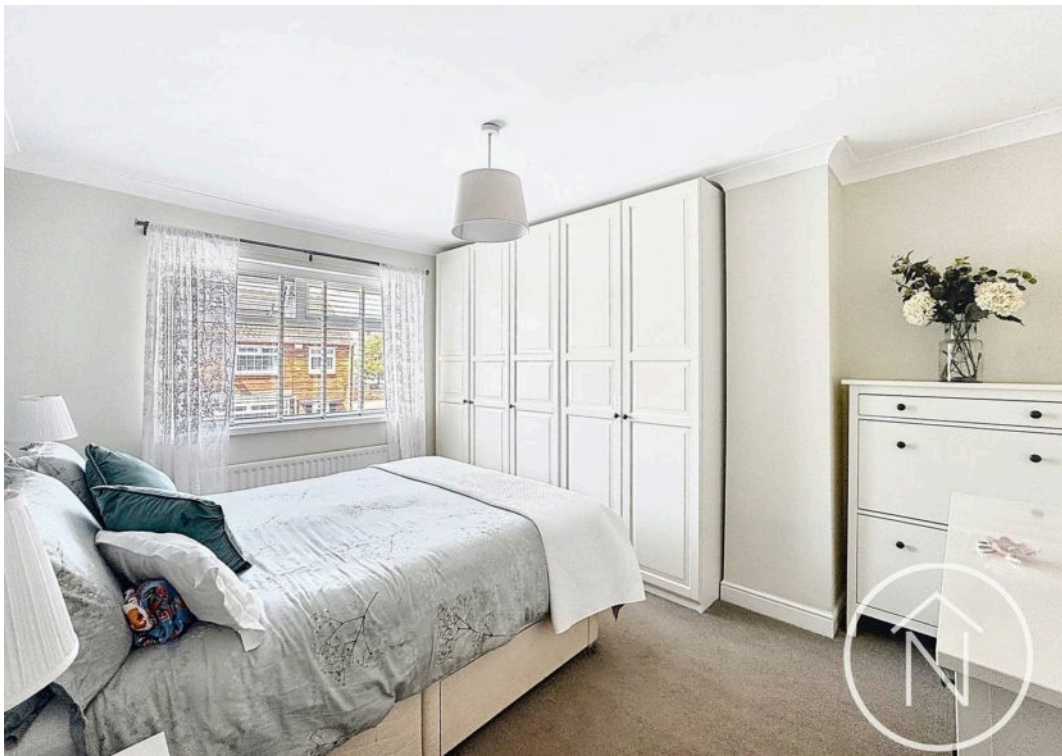
Single Garage

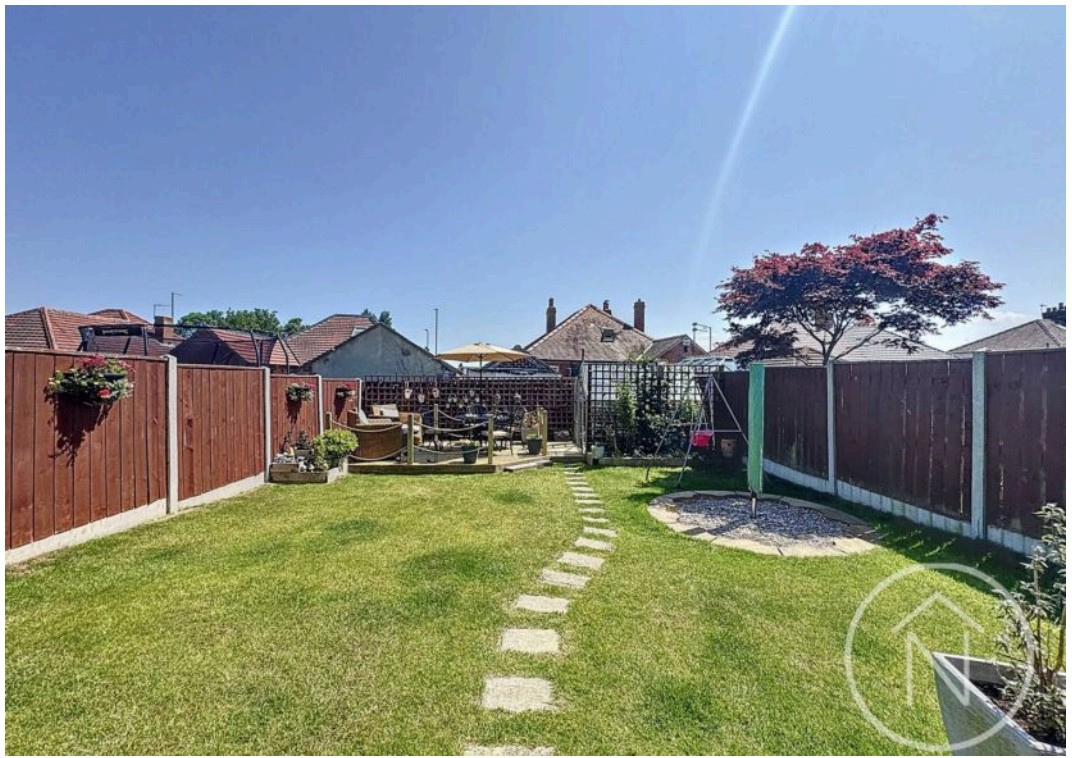
**DRIVEWAY**

1 Parking Space



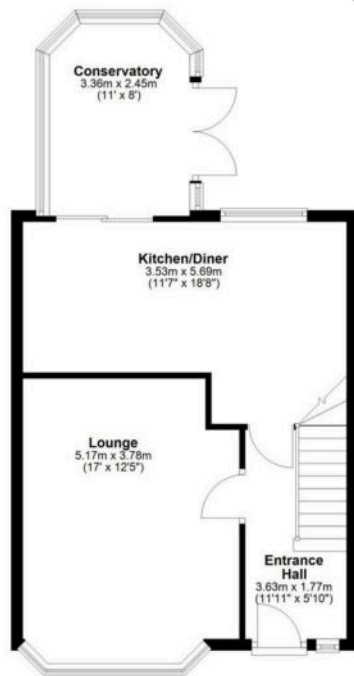






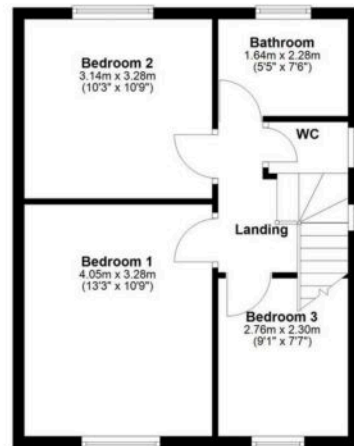
### Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.5 sq. feet)



## Northgate - Teesside

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