



Rossetti Way, Billingham - TS23 3GG



Offers Invited Between £230,000 And £240,000



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Billingham

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Introducing a stunning three bedroom detached property situated in the sought-after Wolviston Grange area of Billingham. This fantastic family home boasts a south facing rear garden, providing a sunny and private outdoor space perfect for relaxing and entertaining. The property also benefits from off-street parking, ensuring convenience for you and your family.

As you step inside, you are greeted by a welcoming entrance hall leading to a well-appointed kitchen with ample storage space. A converted garage, provides a versatile space for use as an extra reception room, dining space or home office. The spacious lounge provides a comfortable and relaxing area to unwind, with plenty of natural light streaming in through the UPVC double glazed windows. Adjacent to the lounge is a conservatory, providing additional living space and the perfect spot to enjoy the views of the beautiful rear garden.

Upstairs, the property comprises a main family bathroom and three generously proportioned bedrooms, all beautifully presented and offering ample storage space. The master bedroom benefits from an en-suite bathroom, providing an added touch of luxury and convenience.

Additional features of the property include gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

Overall, this property represents an excellent opportunity to acquire a superb family home in a highly sought-after 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



Entrance Hall

9' 9" x 3' 0" (2.97m x 0.91m)

Kitchen

9' 10" x 7' 10" (3.00m x 2.38m)

Dining Room

13' 2" x 8' 8" (4.02m x 2.63m)

Lounge

14' 4" x 20' 1" (4.36m x 6.12m)

Conservatory

13' 1" x 8' 9" (4.00m x 2.66m)

Landing

11' 1" x 8' 10" (3.38m x 2.68m)

Bathroom

8' 0" x 6' 6" (2.44m x 1.98m)

Bedroom One

11' 0" x 11' 3" (3.36m x 3.42m)

En-Suite

5' 6" x 8' 8" (1.67m x 2.65m)

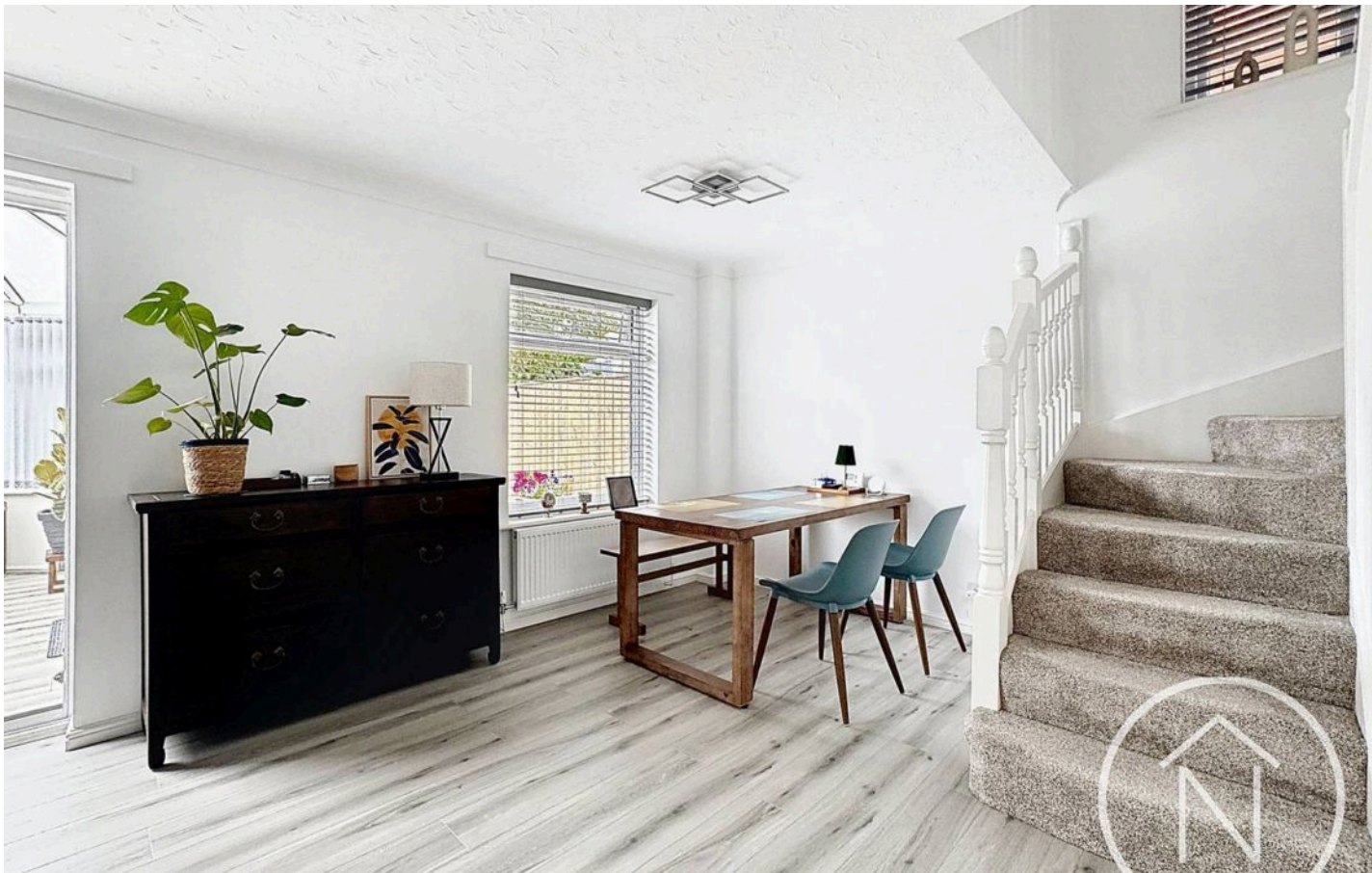
Bedroom Two

8' 6" x 11' 2" (2.58m x 3.41m)

Bedroom Three

10' 2" x 8' 9" (3.09m x 2.67m)

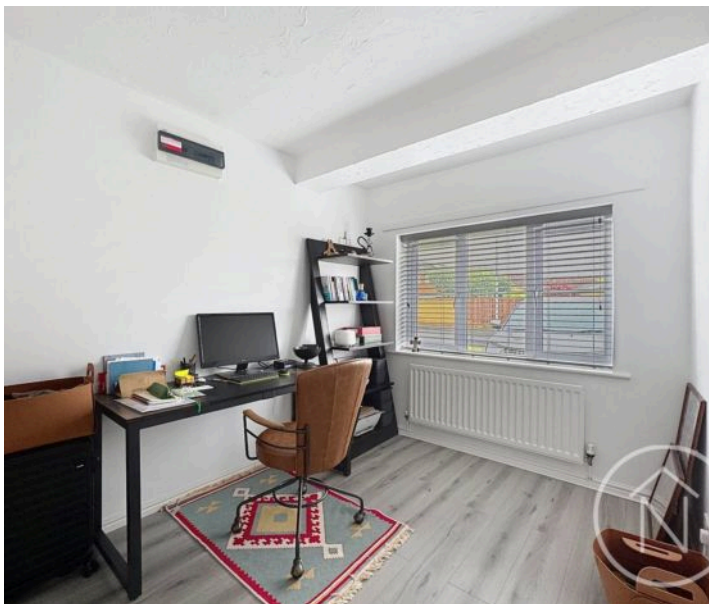


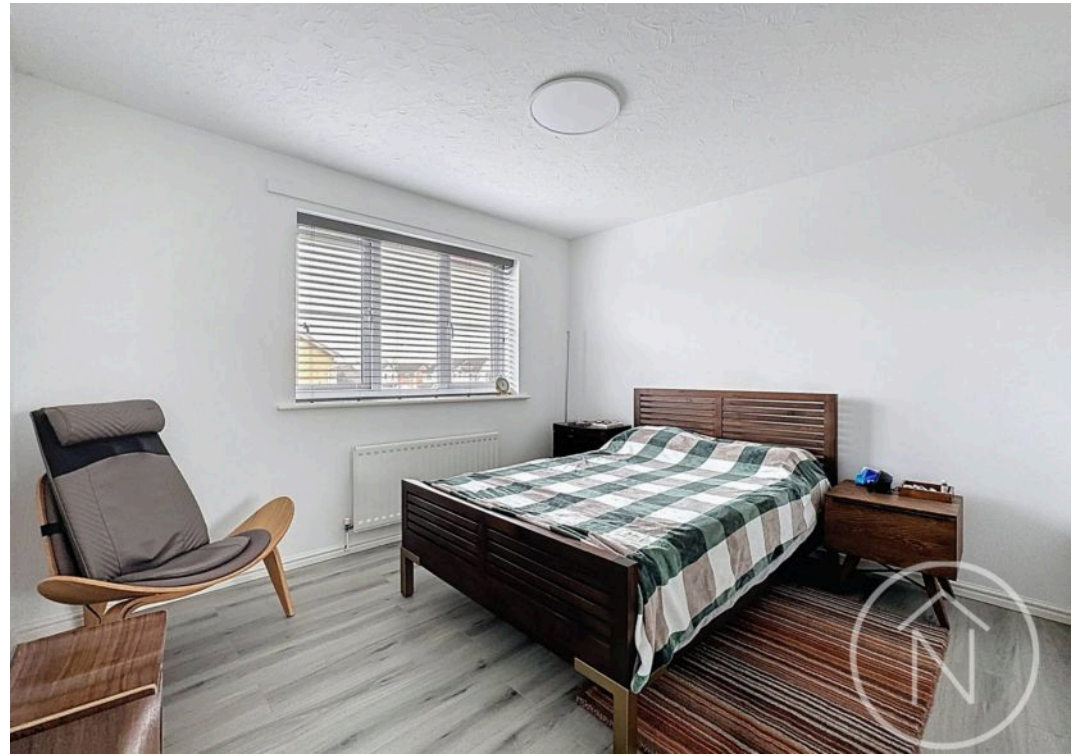


GARDEN

DRIVEWAY

2 Parking Spaces





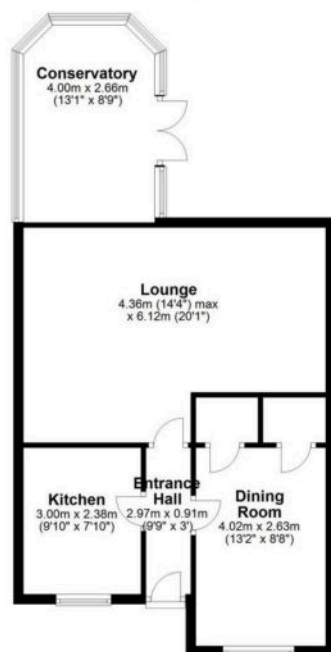


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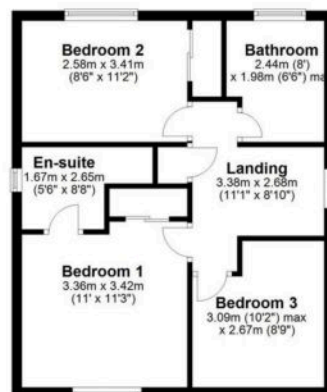
Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)

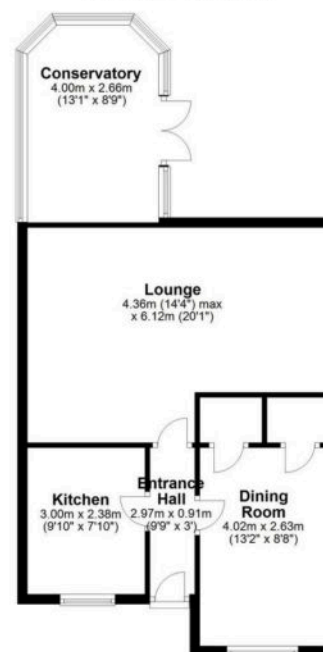


Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

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

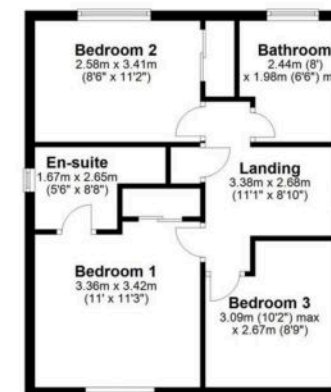
Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

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



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