



Hollystone Court, High Grange  
Billingham



Offers Over £180,000





## Hollystone Court

Nestled in a cul-de-sac in the desirable High Grange area of Billingham, this charming three-bedroom semi-detached property presents an excellent opportunity for first-time buyers or families seeking a comfortable home. Boasting a large corner plot, the home features a delightful south-facing garden, perfect for enjoying sunny afternoons and al fresco dining. The property also benefits from solar panels, providing energy efficiency, alongside UPVC double glazing and gas central heating for added comfort throughout the seasons.

Upon entering, you are greeted by a porch leading into a welcoming hallway, setting the tone for the warm and inviting ambience within. The accommodation includes a spacious lounge/diner with sliding doors opening onto the rear garden, creating a seamless transition between indoor and outdoor living spaces. A modern fitted kitchen, utility room, and integral garage offer practicality and convenience, while the first floor comprises a well-appointed landing, a sleek family bathroom, and three generously sized bedrooms. Outside, a private driveway and garage provide ample parking and storage, catering to the needs of modern-day living seamlessly.

*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: Freehold

EPC Energy Efficiency Rating: C





#### Porch

4' 2" x 5' 3" (1.28m x 1.60m)

#### Hall

14' 1" x 5' 8" (4.30m x 1.73m)

#### Lounge/Diner

22' 11" x 12' 4" (6.99m x 3.76m)

#### Kitchen

8' 10" x 9' 9" (2.70m x 2.97m)

#### Utility Room

6' 2" x 7' 6" (1.88m x 2.28m)

#### Landing

8' 8" x 6' 2" (2.65m x 1.89m)

#### Bathroom

5' 5" x 8' 8" (1.66m x 2.63m)

#### Bedroom One

12' 7" x 12' 6" (3.84m x 3.80m)

#### Bedroom Two

10' 0" x 11' 9" (3.05m x 3.59m)

#### Bedroom Three

8' 0" x 8' 7" (2.45m x 2.61m)

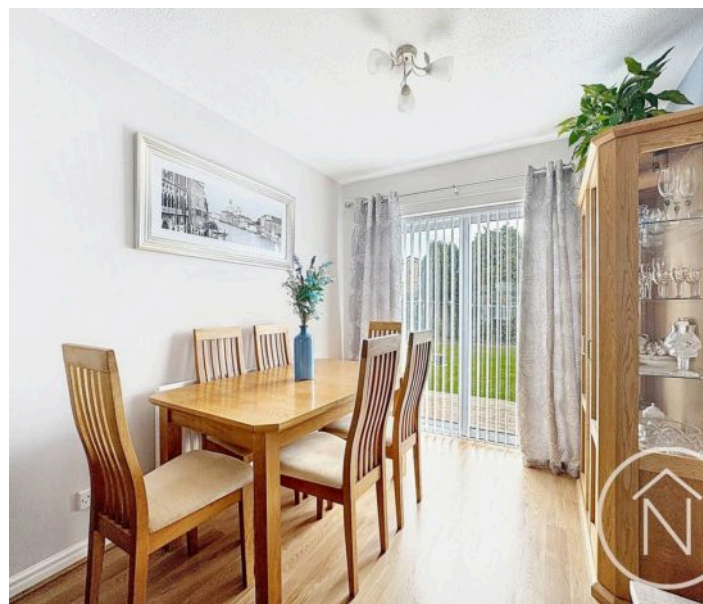
#### Garden

#### Garage

Single Garage

#### Driveway

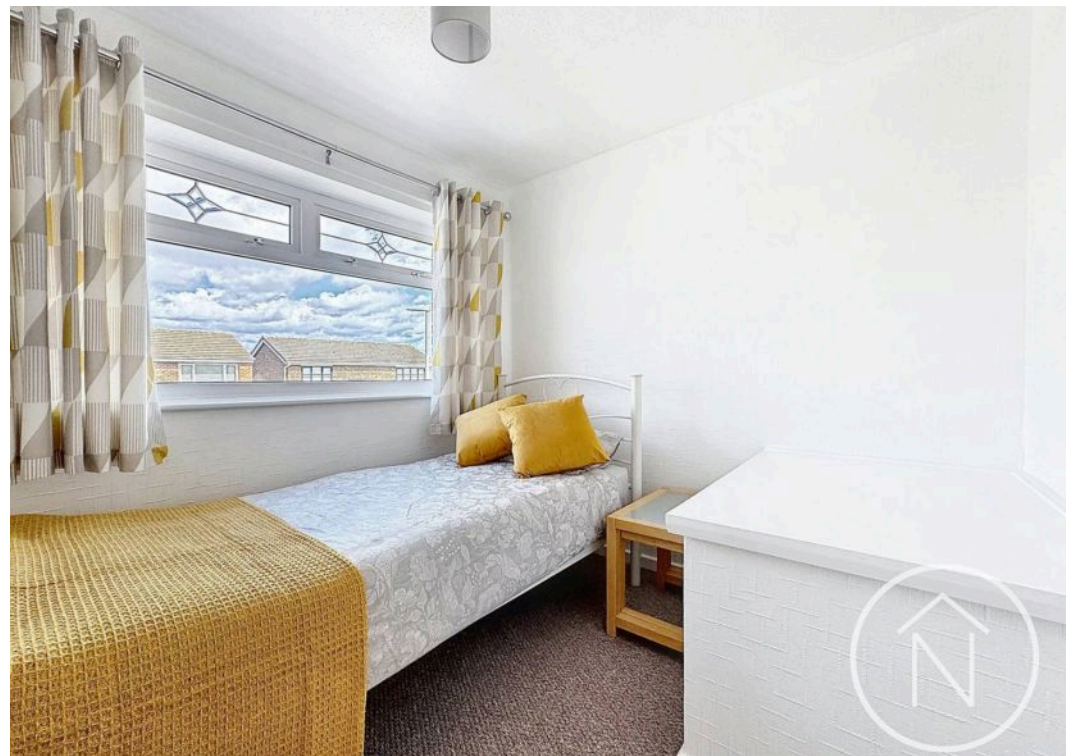
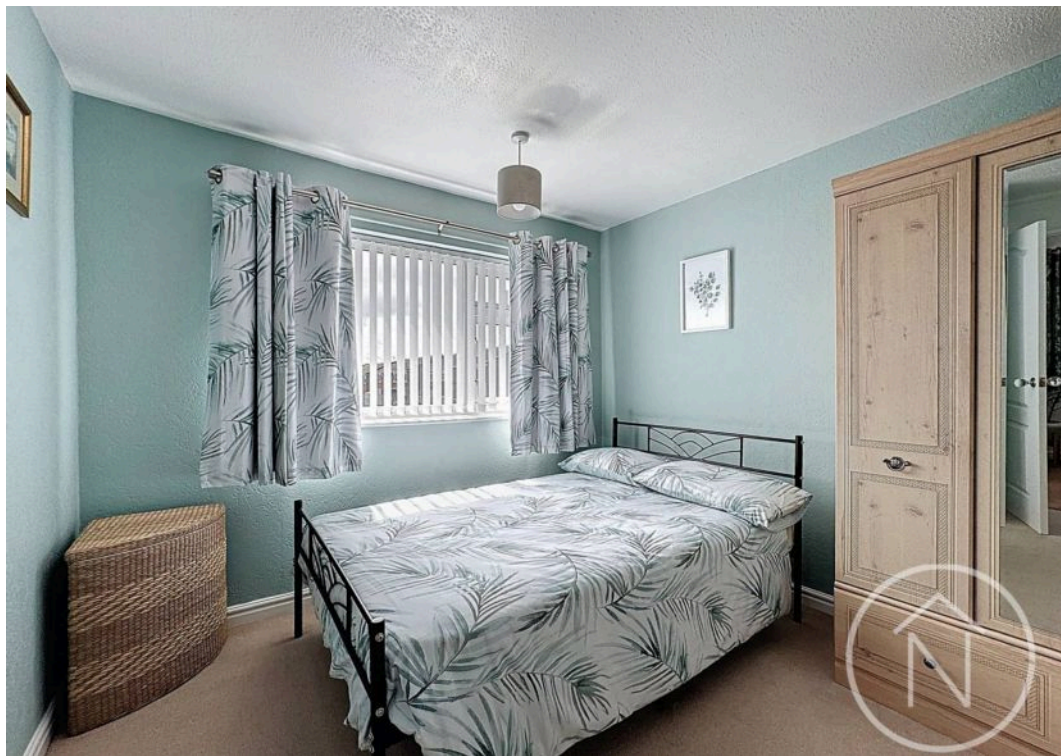
2 Parking Spaces



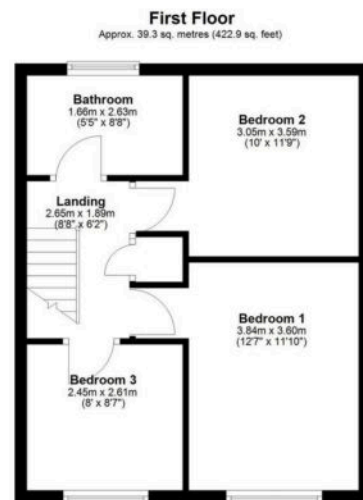
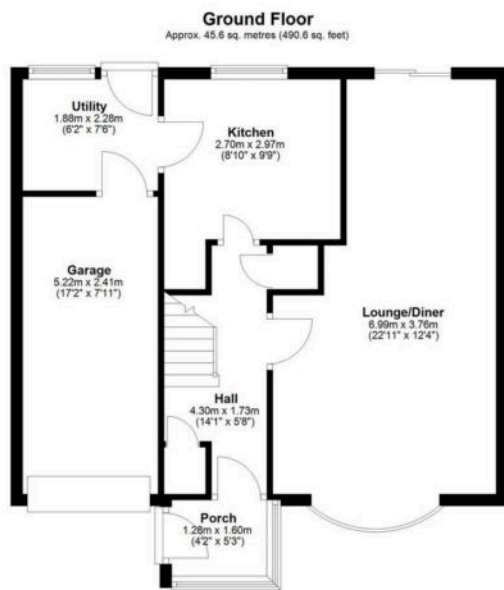












Total area: approx. 84.9 sq. metres (913.5 sq. feet)





## Northgate - Teesside

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