



52 Marton Drive, Billingham - TS22 5BD



Guide Price £180,000 - £190,000



52 Marton Drive

Offers Invited Between £180,000 to £190,000

This impressive three-bedroom, semi-detached situated on Wolviston Court within walking distance of Billingham Golf Club, offers spacious family living with two reception rooms. An open plan living and dining area is bathed in natural light from large windows and features a modern wall-mounted electric fireplace, creating a warm and inviting focal point. The sleek, modern kitchen is equipped with integrated appliances and has access to the garden. The bathroom is finished to a high standard, including a stylish walk-in shower and modern fixtures.

Enjoy seamless indoor-outdoor living with French doors opening from the sitting room to a beautifully maintained garden and patio - ideal for entertaining or relaxation. The property features double-glazed windows and a private driveway offering off-road parking. The landscaped front and rear gardens and decorative pathways create a tranquil retreat while adding kerb appeal. This thoughtfully designed home is perfect for those seeking modern comfort, ample natural light, and 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: C

Tenure: Freehold



Porch

6' 10" x 3' 7" (2.09m x 1.10m)

Kitchen

9' 4" x 8' 4" (2.85m x 2.55m)

Hallway

6' 8" x 13' 3" (2.03m x 4.05m)

Sitting Room

7' 11" x 12' 6" (2.42m x 3.80m)

Wc

5' 0" x 3' 5" (1.52m x 1.05m)

Lounge / diner

11' 10" x 25' 4" (3.60m x 7.73m)

Landing

6' 3" x 8' 3" (1.91m x 2.51m)

Bathroom

7' 9" x 5' 3" (2.36m x 1.61m)

Bedroom 1

10' 11" x 14' 2" (3.32m x 4.33m)

Bedroom 2

12' 2" x 11' 1" (3.71m x 3.38m)

Bedroom 3

7' 9" x 9' 4" (2.37m x 2.85m)





GARDEN

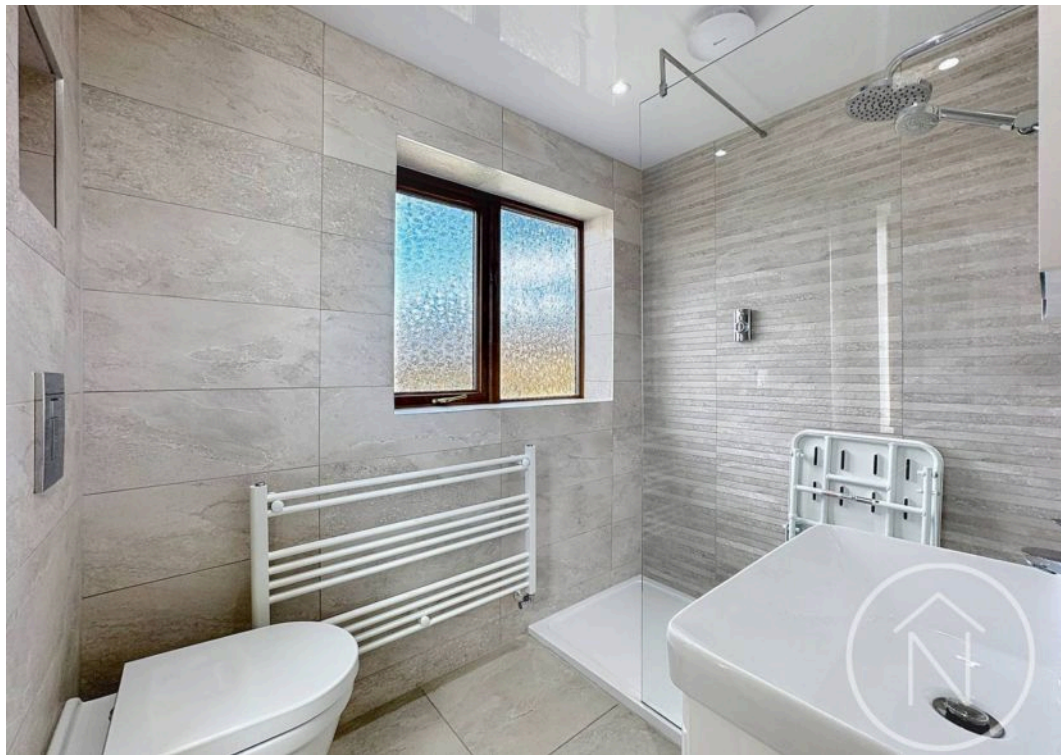
GARAGE

Single Garage

DRIVEWAY

1 Parking Space









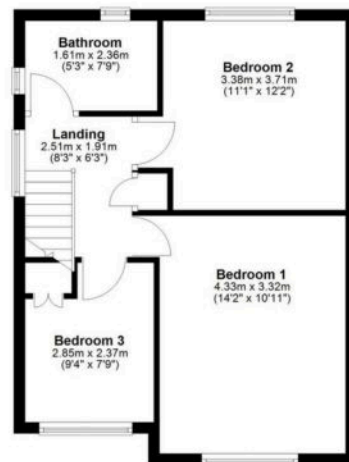
Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 100.5 sq. metres (1081.7 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.