



Elton Road, Wolviston Court
Billingham



Offers Over £165,000



34 Elton Road

This impressive two-bedroom semi-detached bungalow offers versatile living across two spacious reception rooms, thoughtfully designed for comfort and practicality. The open plan living area features a charming fireplace and sliding doors that lead directly to the conservatory. The modern kitchen is fitted with sleek units, an integrated oven, and generous counter space, all illuminated by natural light. Both bedrooms are enhanced with built-in mirrored wardrobes, providing ample storage and a bright, airy feel. The bathroom features a practical walk in shower, heated towel rail, and built-in storage, creating a luxurious retreat.

The exterior boasts off-road parking, a secure garage, and a patio area ideal for outdoor gatherings. The front and rear garden spaces offer potential for landscaping and gardening projects, while the classic brick exterior adds lasting appeal. This beautifully presented bungalow is ready to welcome its new owners with comfort, style, and convenience.

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

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

Lounge

12' 0" x 14' 11" (3.66m x 4.55m)

Dining room

12' 0" x 10' 0" (3.66m x 3.04m)

Kitchen

9' 10" x 9' 4" (2.99m x 2.85m)

Conservatory

9' 3" x 12' 1" (2.83m x 3.68m)

Shower Room

9' 10" x 4' 10" (2.99m x 1.48m)

Bedroom 1

13' 9" x 9' 10" (4.18m x 3.00m)

Bedroom 2

9' 10" x 7' 6" (2.99m x 2.28m)

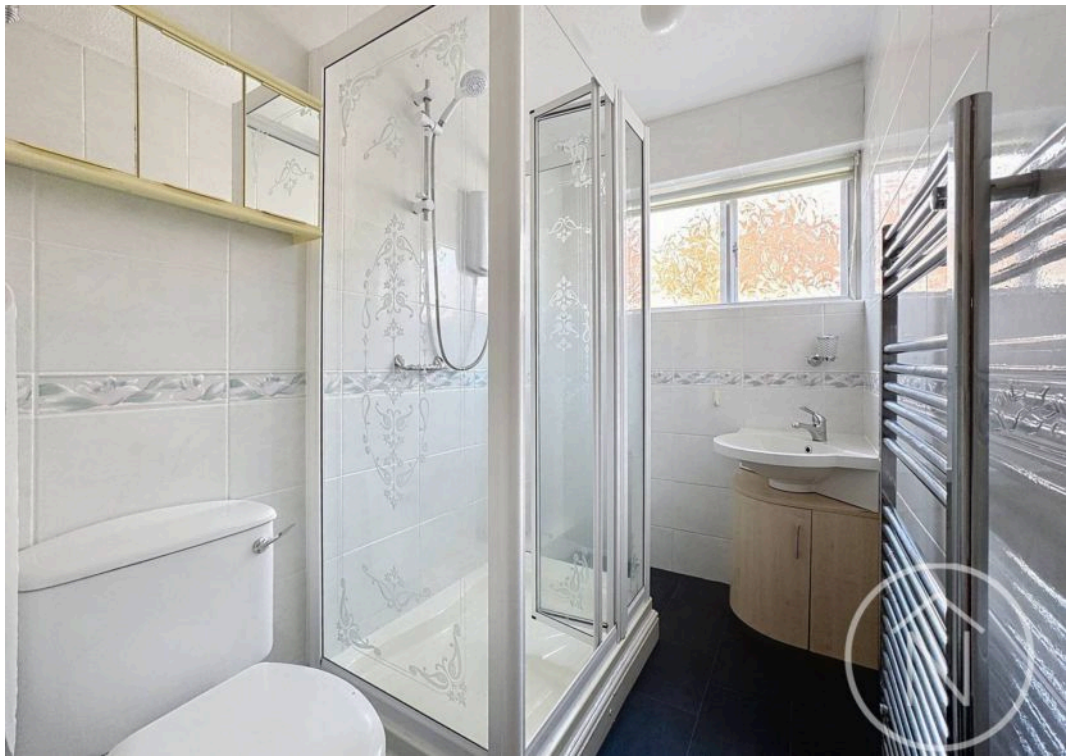
Garage

Single Garage

Driveway

2 Parking Spaces





Ground Floor

Approx. 80.6 sq. metres (867.2 sq. feet)



Total area: approx. 80.6 sq. metres (867.2 sq. feet)



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