



16 Middleton Avenue, Billingham - TS22 5HL



In Excess of £220,000



16 Middleton Avenue

Billingham, Billingham

Located in the highly sought-after Wolviston Court Estate, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

Upon entering, you are welcomed into the entrance hall, which leads to the bright and airy dual-aspect lounge/diner – perfect for family living and entertaining. The kitchen features stylish wall and base units, complemented by contrasting work surfaces.

Upstairs, there are four well-proportioned bedrooms, with bedrooms one and two benefiting from built-in sliding wardrobes. A modern family bathroom and a second family shower room with WC complete the upper floor.

Externally, the property boasts a wide driveway leading to the garage, with gated access to the rear. The good-sized rear garden offers a mix of lawn and patio areas – ideal for outdoor relaxation and entertaining.

This is a fantastic opportunity to secure a spacious family home in a prime location. Early viewings are highly recommended

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

12'2" x 6'0" (3.73m x 1.83m)

Lounge/Diner

23'1" x 13'2" (7.04m x 4.04m)

Kitchen

7'5" x 17'9" (2.28 x 5.42 m)

Landing

8'1" x 6'7" (2.48 x 2.02 m)

Bedroom 1

11'10" x 9'3" (3.62 x 2.84 m)

Bedroom 2

10'11" x 9'1" (3.35 x 2.79 m)

Bedroom 3

16'4" x 7'7" (4.98 x 2.33 m)

Bedroom 4

8'4" x 7'11" (2.55 x 2.44 m)

Shower Room

5'8" x 4'6" (1.73 x 1.37 m)

Bathroom

5'4" x 7'11" (1.63 x 2.42 m)

Garage

14'7" x 8'4" (4.45 x 2.54 m)





FRONT GARDEN

REAR GARDEN

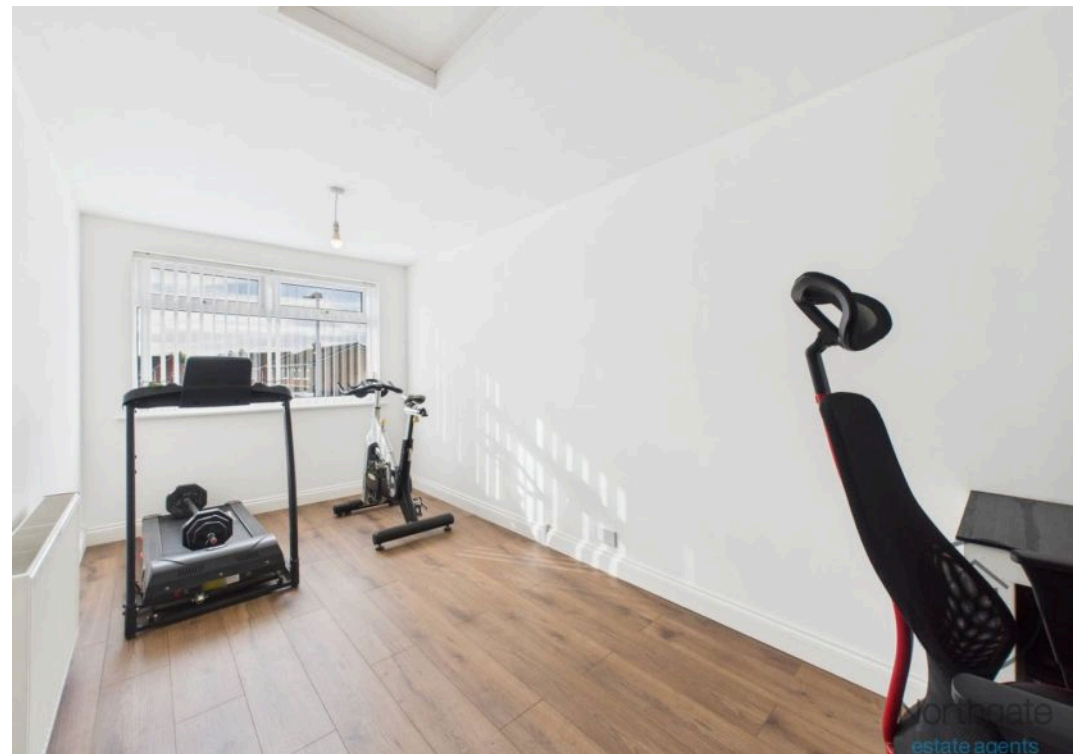
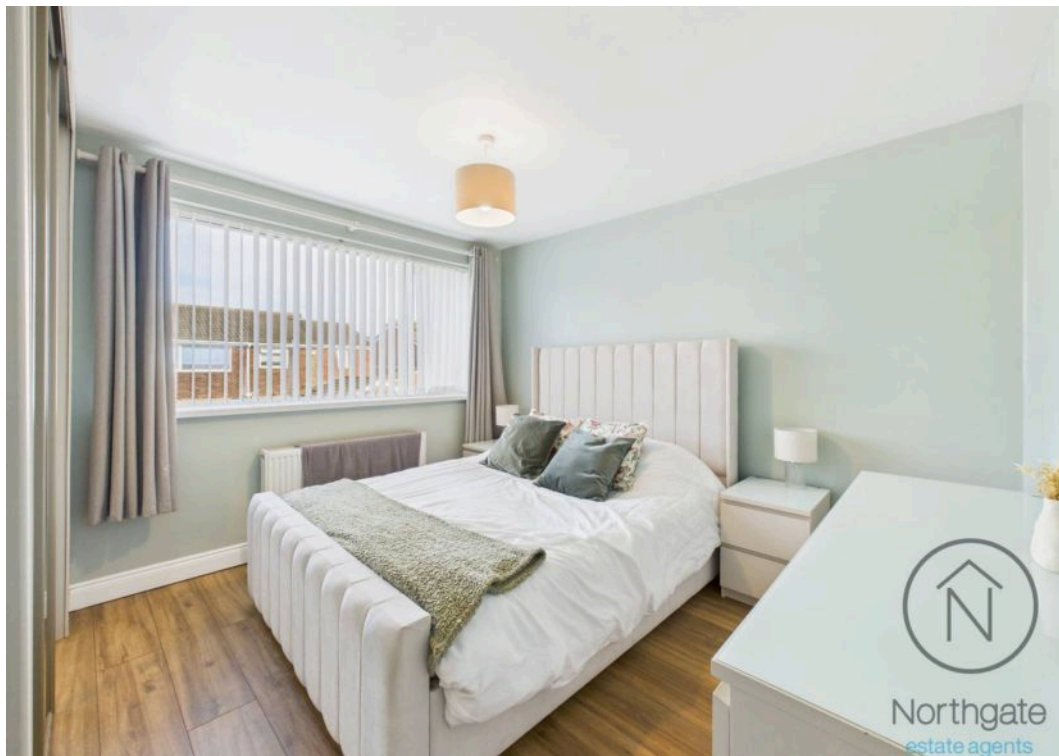
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces









Ground Floor



Floor 1



Approximate total area⁽¹⁾
1221 ft²
113.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



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