



Landseer Drive  
Billingham



Offers Over £190,000



## Landseer Drive

Billingham

Nestled within the sought-after Wolviston Grange area, this impressive three bedroom semi-detached home offers a blend of style, comfort and practicality. The property welcomes you through a spacious porch, leading into a beautifully presented lounge that sets the tone for the modern interior throughout. The heart of the home is the open plan kitchen and dining area, featuring contemporary fittings and ample space for entertaining or family meals. Upstairs, the landing gives access to three well-proportioned bedrooms, including a generous master with its own en-suite shower room, while the sleek family bathroom is finished to a high standard. Additional features include a convenient driveway and integrated garage (ideal for secure parking or extra storage). This property is perfectly positioned for access to local amenities, reputable schools and transport links, making it an ideal choice for families or professionals seeking a ready-to-move-into home.

*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: E

EPC Environmental Impact Rating: E

**Porch**

3' 0" x 4' 7" (0.92m x 1.39m)

**Lounge**

11' 7" x 14' 4" (3.52m x 4.38m)

**Kitchen/Diner**

19' 10" x 17' 1" (6.05m x 5.20m)

**Landing**

14' 1" x 5' 11" (4.28m x 1.81m)

**Bathroom**

5' 7" x 6' 9" (1.69m x 2.05m)

**En-suite**

8' 0" x 6' 2" (2.44m x 1.87m)

**Bedroom 1**

11' 7" x 9' 9" (3.54m x 2.96m)

**Bedroom 2**

9' 10" x 10' 10" (3.00m x 3.31m)

**Bedroom 3**

9' 9" x 8' 2" (2.98m x 2.49m)

**Garage**

Single Garage

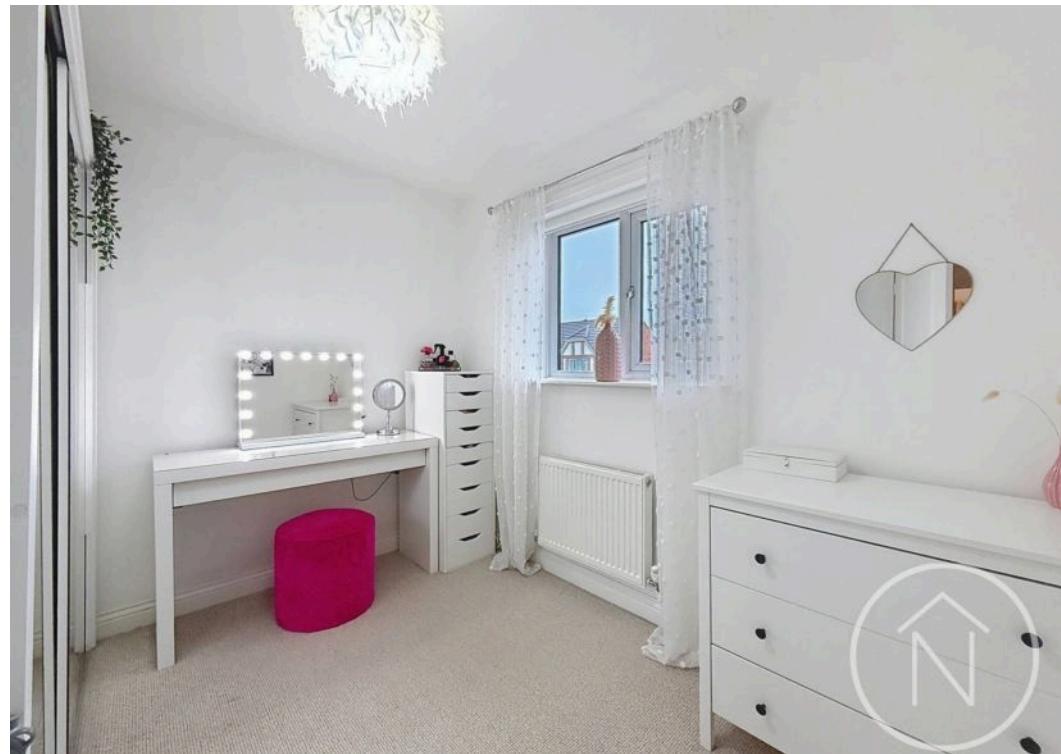
**Driveway**

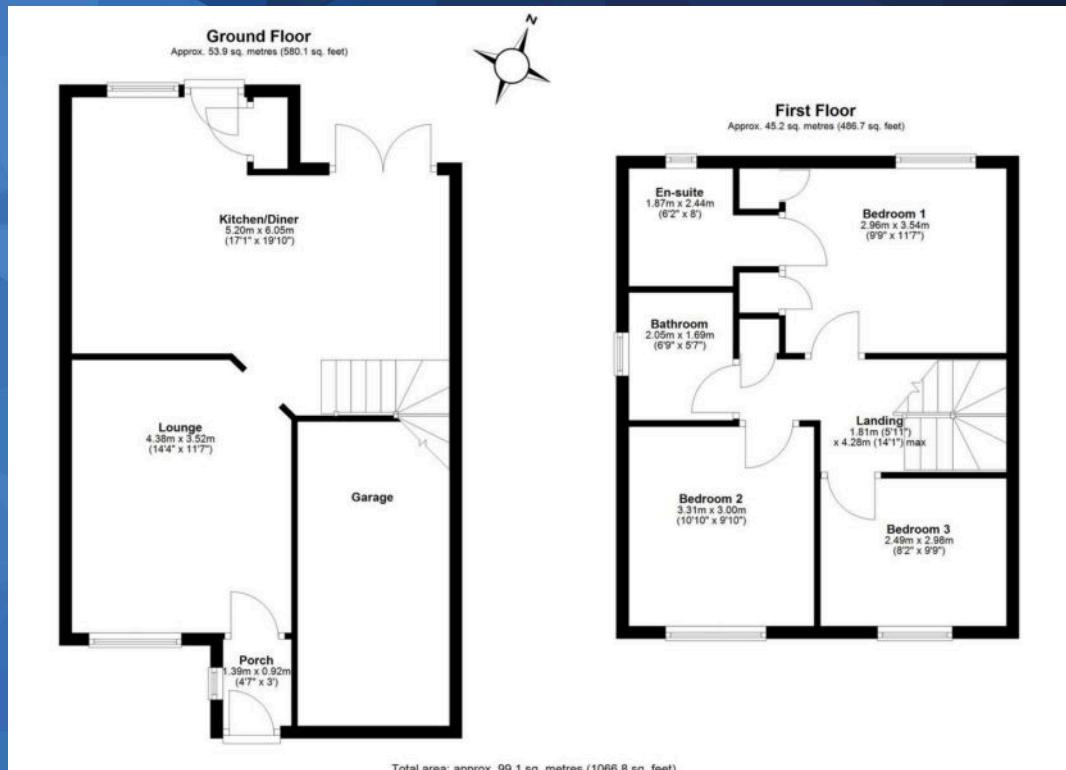
1 Parking Space













## Northgate - Teesside

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