



Dalton Grove, Billingham, TS23 3QE



In Excess of £160,000



## Dalton Grove

### Billingham

This extended three bedroom semi detached property offers generous and versatile living accommodation, making it an excellent choice for families. The well maintained interior features four reception rooms, including a spacious lounge, a separate dining room, a light filled conservatory, and a flexible family room, providing ample space for relaxation and entertaining. The kitchen is complemented by a practical utility room and a convenient ground floor WC. Upstairs, the first floor landing leads to three well proportioned bedrooms, a family bathroom, and a separate WC. The property benefits from UPVC double glazing, gas central heating, and the added advantage of solar panels, ensuring comfort and energy efficiency throughout the year. A garage to the rear provides secure parking or additional storage. While the home has been lovingly cared for, it presents an exciting opportunity for buyers to modernise and personalise according to their own tastes. With its spacious layout and excellent potential, this property is ideal for those seeking a family home in a desirable location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



**Entrance Hall**

6' 0" x 11' 2" (1.83m x 3.41m)

**Lounge**

13' 7" x 14' 2" (4.14m x 4.31m)

**Dining Room**

9' 10" x 10' 7" (3.00m x 3.23m)

**Conservatory**

8' 6" x 9' 1" (2.59m x 2.76m)

**Kitchen**

9' 8" x 11' 4" (2.95m x 3.45m)

**Utility Room**

7' 1" x 11' 9" (2.16m x 3.57m)

**Ground Floor WC**

2' 7" x 3' 10" (0.78m x 1.17m)

**Family Room**

7' 2" x 11' 9" (2.19m x 3.57m)

**Landing**

**Bathroom**

6' 9" x 5' 3" (2.06m x 1.61m)

**Bedroom 1**

12' 8" x 14' 1" (3.86m x 4.30m)

**Bedroom 2**

13' 1" x 11' 5" (3.98m x 3.48m)

**Bedroom 3**

8' 11" x 7' 7" (2.73m x 2.32m)



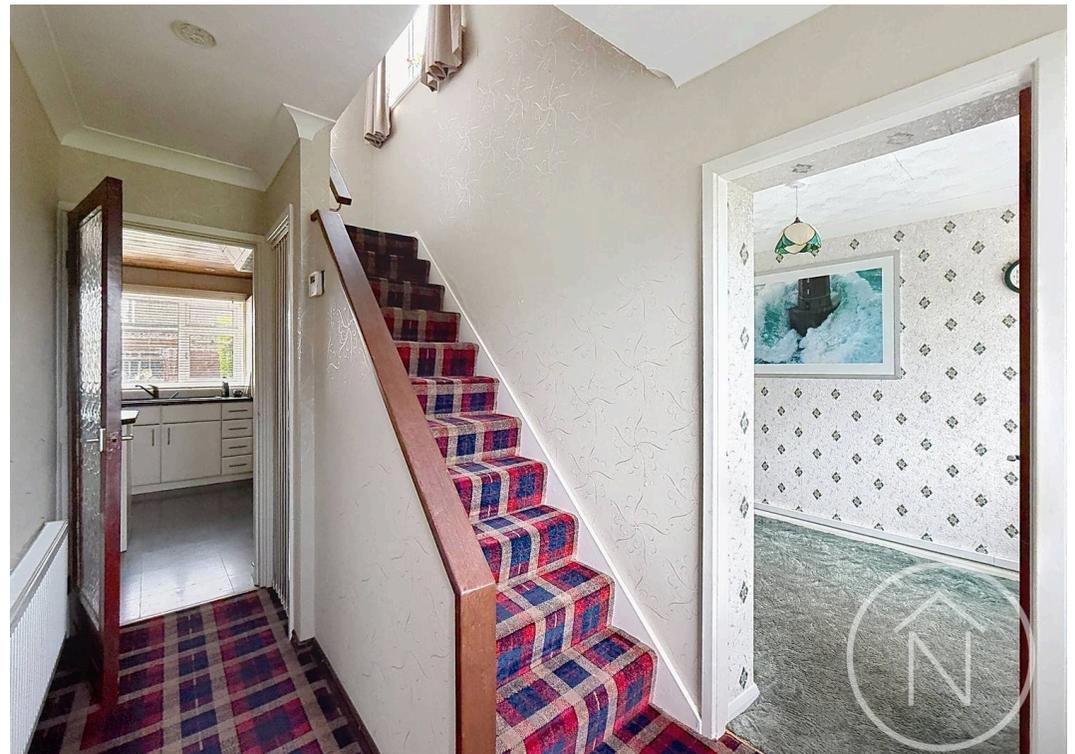
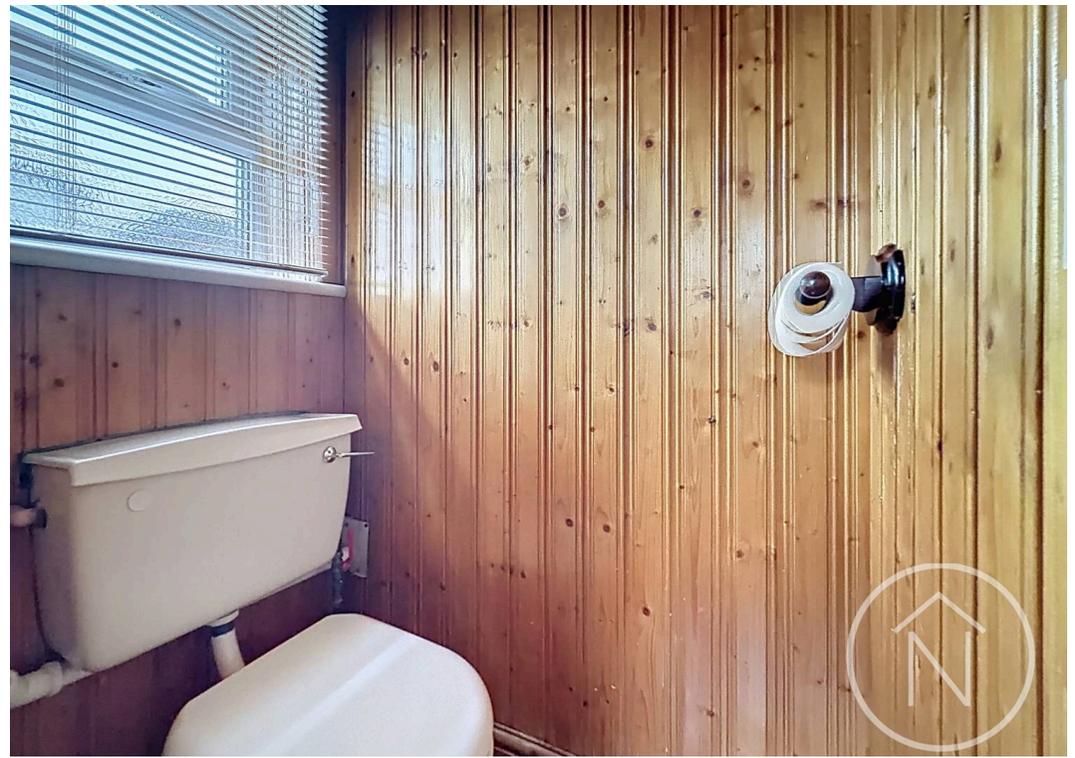


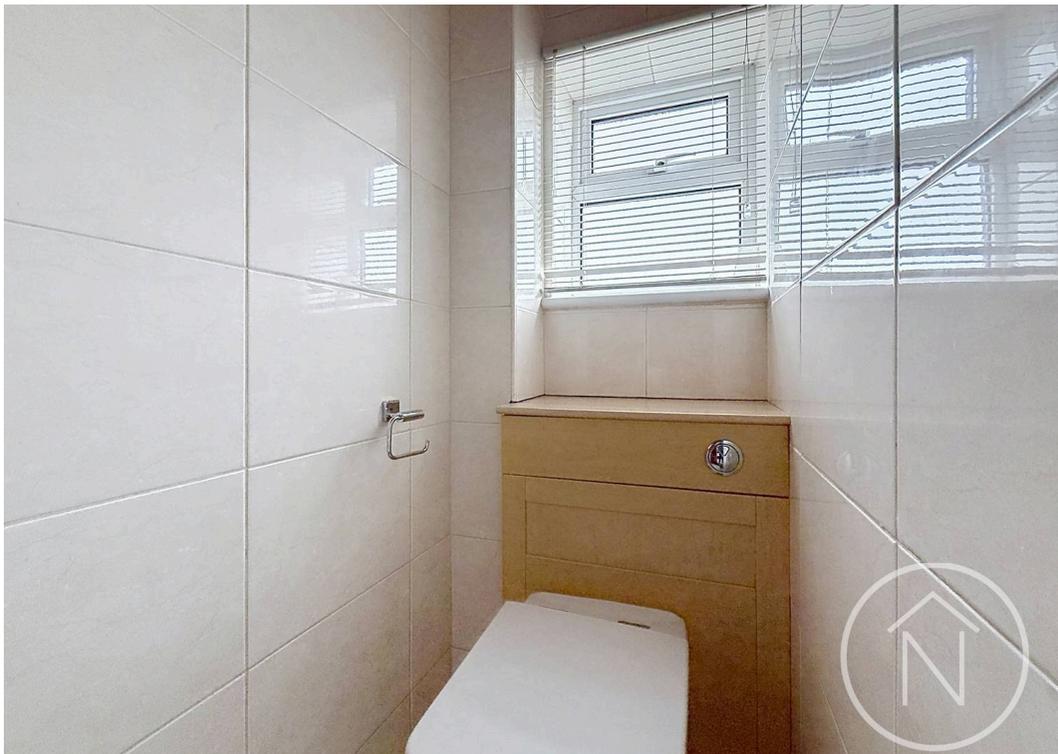
GARDEN

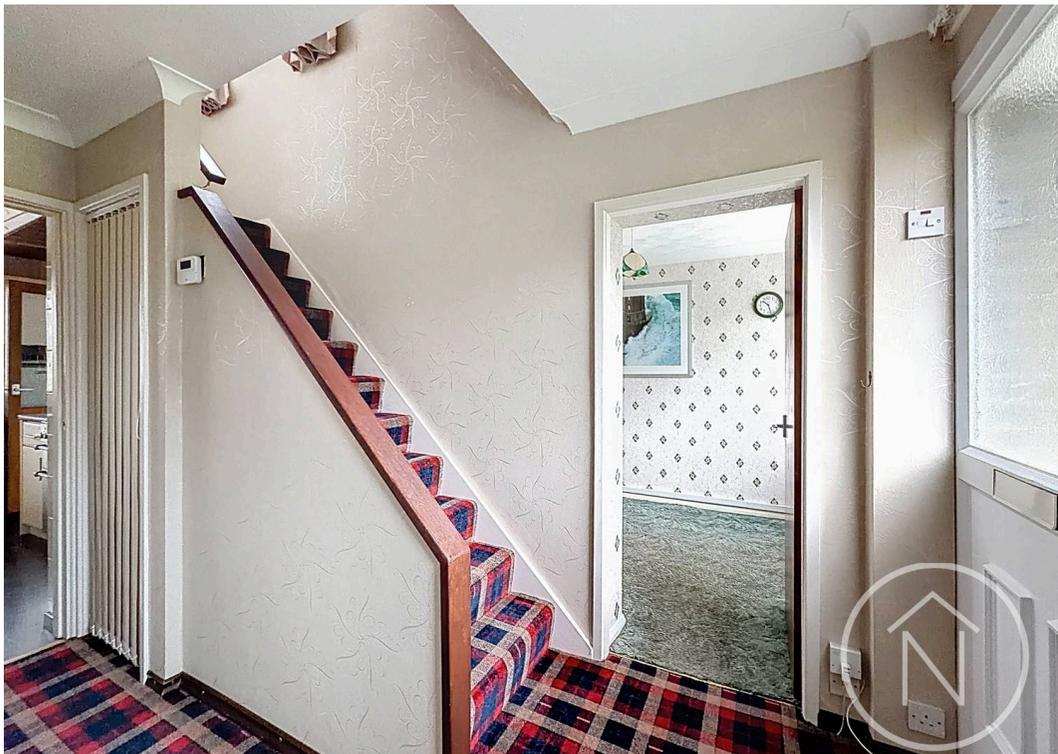
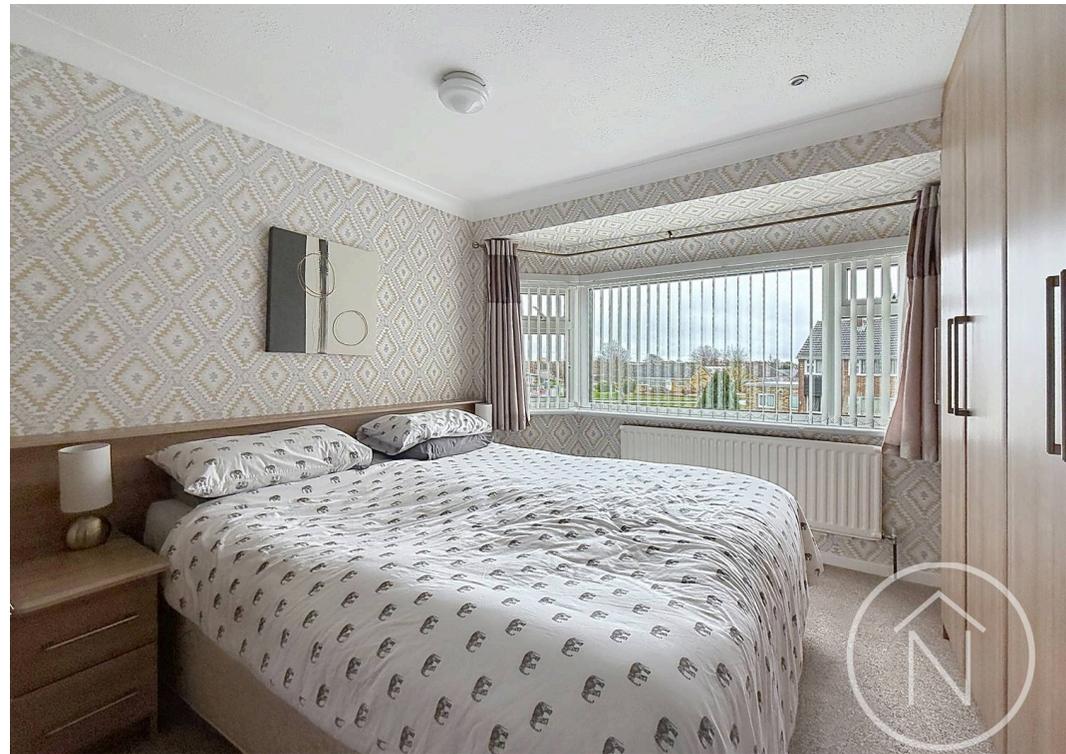
GARAGE

ON STREET



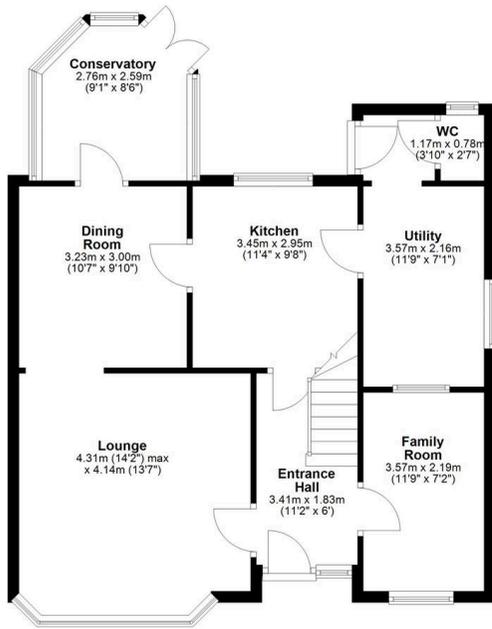






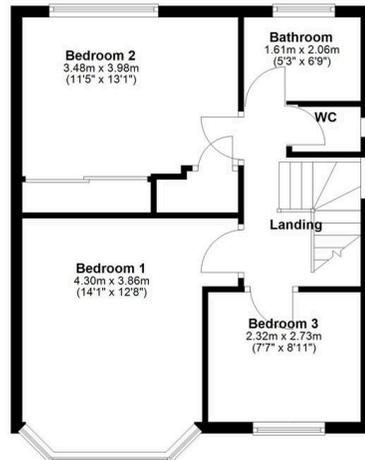
### Ground Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 114.6 sq. metres (1233.1 sq. feet)



## Northgate - Teesside

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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.