



Queens Drive, Billingham - TS22 5JJ



In Excess of £120,000



## Queens Drive, Billingham

Located on the sought-after Wolviston Court in Billingham, this well-presented two-bedroom semi-detached property is offered to the market with no onward chain, making it an ideal choice for first-time buyers or those seeking a swift, hassle-free move. The accommodation comprises an inviting entrance hall, a spacious lounge, and a separate dining room, providing flexible living and entertaining spaces. The kitchen is well-appointed and offers access to the rear garden. Upstairs, the landing leads to two generously sized double bedrooms and a bathroom. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency all year round. A driveway to the front provides convenient off-street parking. This home combines practical features with a desirable location, close to local amenities, schools, and transport links, making it a fantastic opportunity for buyers seeking a comfortable and well-connected home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

**Lounge**

13' 8" x 12' 2" (4.16m x 3.71m)

**Dining Room**

16' 5" x 7' 5" (5.01m x 2.27m)

**Kitchen**

10' 8" x 7' 11" (3.24m x 2.42m)

**Bathroom**

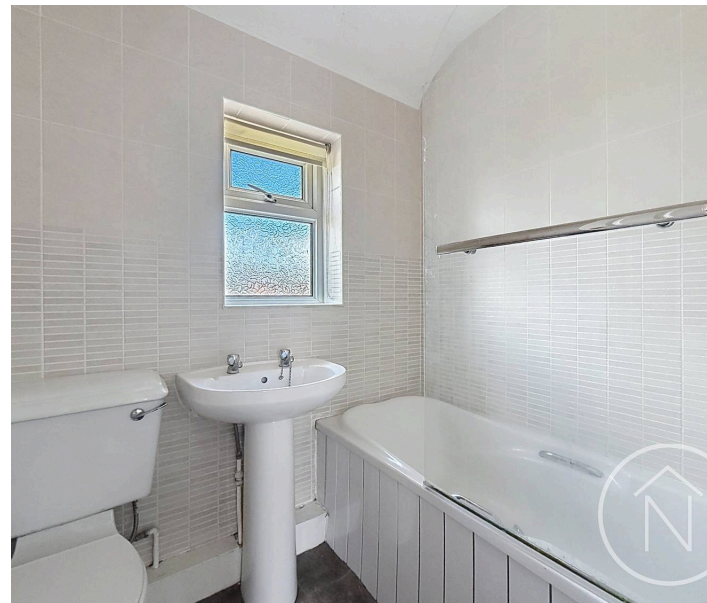
6' 2" x 4' 10" (1.87m x 1.47m)

**Bedroom 1**

16' 10" x 10' 1" (5.12m x 3.07m)

**Bedroom 2**

9' 11" x 9' 7" (3.01m x 2.91m)





GARDEN

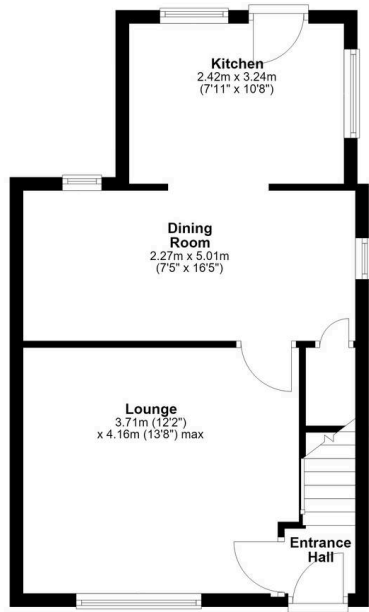
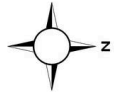
DRIVEWAY

1 Parking Space



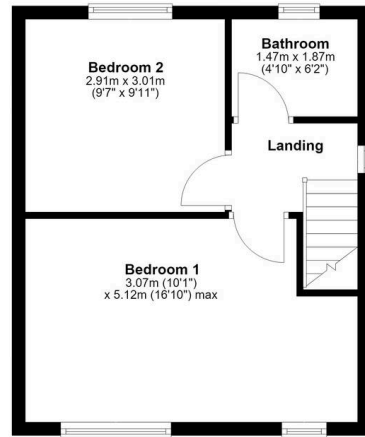
### Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 69.4 sq. metres (746.8 sq. feet)



## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://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.