



Marton Drive, Billingham - TS22 5AU



Guide Price £190,000 - £200,000



## 8 Marton Drive, Billingham

**Offers Invited Between £190,000 and £200,000**

Located in the sought-after Wolviston Court area of Billingham, this well-presented three bedroom semi-detached property offers a fantastic opportunity for families. The home benefits from a double driveway and an attached garage, providing ample off-road parking and practical storage solutions. Upon entering, you are welcomed by a spacious entrance hall that leads through to the generous lounge/diner, a versatile space ideal for both relaxing and entertaining. The kitchen is fitted with a range of base and wall units, offering plenty of storage and workspace. Upstairs, the landing provides access to three well-proportioned bedrooms, each thoughtfully designed to maximise comfort and natural light. The contemporary family bathroom features a stylish suite with quality fixtures and fittings. The property is equipped with UPVC double glazing throughout and gas central heating, ensuring a warm and energy-efficient living environment all year round. Positioned close to Billingham Golf Club, local shops, schools and a variety of other amenities, this home enjoys a convenient location with excellent transport links, making daily commuting and family outings straightforward. Well maintained and tastefully decorated, this property is ready to move into and would make an ideal choice for those seeking a comfortable lifestyle in a popular location. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### Entrance Hall

12' 9" x 6' 7" (3.88m x 2.00m)

#### Lounge

23' 7" x 11' 11" (7.20m x 3.62m)

#### Kitchen

18' 11" x 8' 6" (5.76m x 2.59m)

#### Landing

8' 4" x 6' 4" (2.55m x 1.93m)

#### Bathroom

7' 9" x 5' 7" (2.36m x 1.69m)

#### Bedroom 1

14' 7" x 10' 6" (4.44m x 3.20m)

#### Bedroom 2

11' 1" x 10' 1" (3.38m x 3.08m)

#### Bedroom 3

9' 0" x 7' 9" (2.74m x 2.35m)

#### Garage

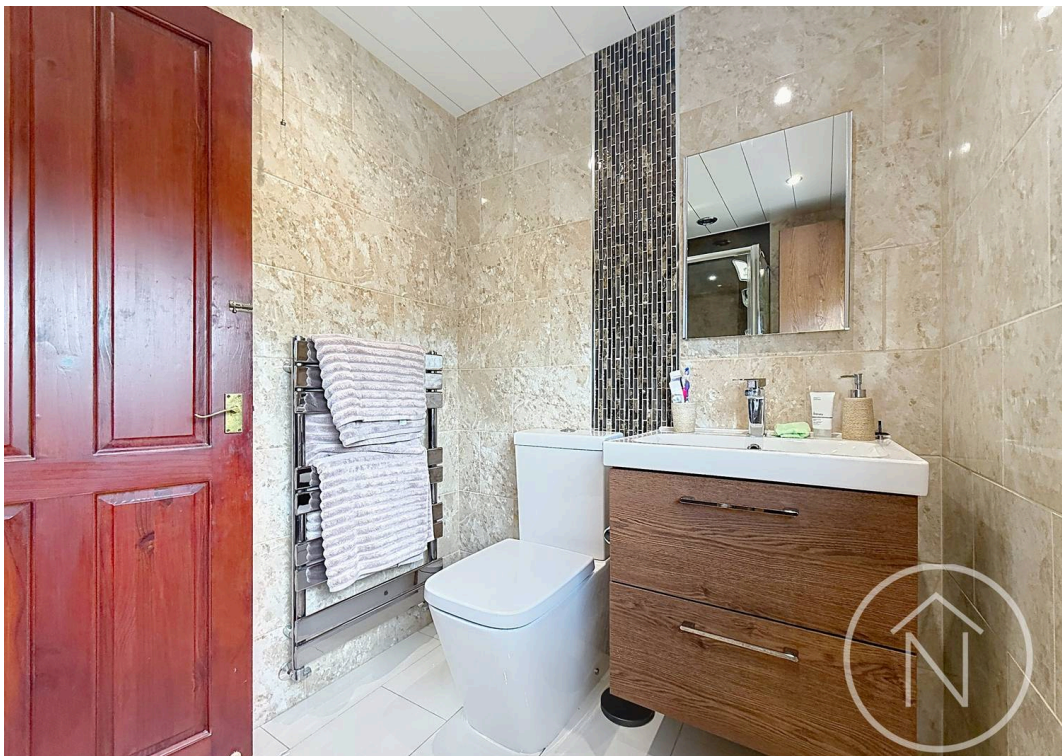
Single Garage

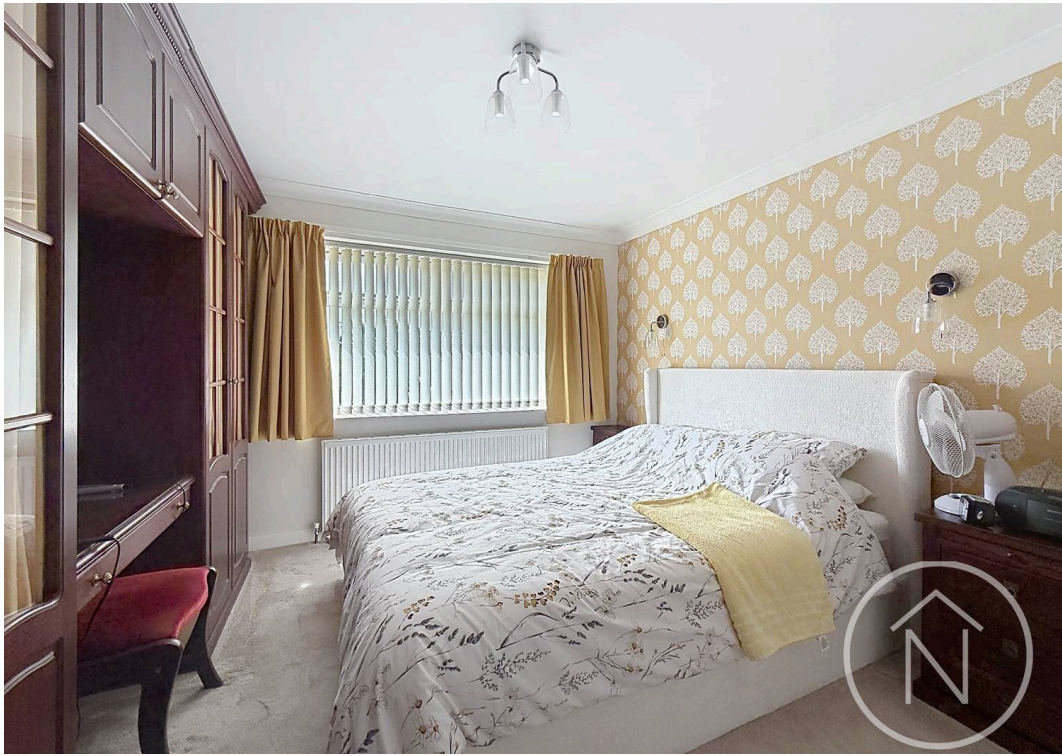
#### Driveway

2 Parking Spaces



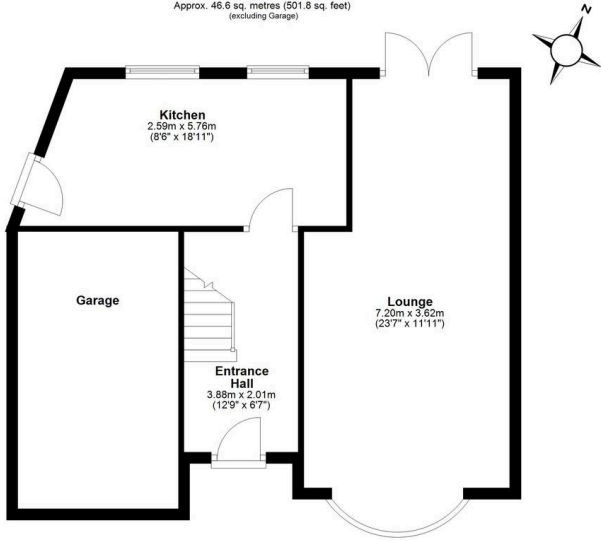






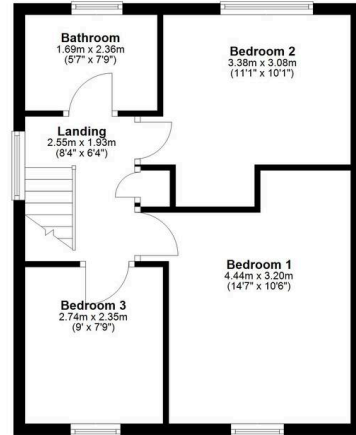
**Ground Floor**

Approx. 46.6 sq. metres (501.8 sq. feet)  
(excluding Garage)



**First Floor**

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 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.