



57 Rudston Avenue, Billingham



Offers Over £200,000



## 57 Rudston Avenue

Billingham, Billingham

Nestled in the sought-after area of Wolviston Court in Billingham, this impressive three-bedroom semi-detached property offers a comfortable and spacious living environment for families. Boasting three generously sized reception rooms, this home provides versatile spaces for relaxing, entertaining, and working from home. The property features gas central heating and UPVC double glazing throughout, ensuring a warm and energy-efficient environment all year round. Off-street parking is available for convenience.

The outdoor space of this property is just as appealing, with a good-sized garden to the rear that is not overlooked, providing a private oasis for outdoor activities and family gatherings. The tranquil setting of the garden offers a peaceful retreat from the hustle and bustle of daily life, perfect for unwinding and enjoying the fresh air. This outdoor space is ideal for gardening enthusiasts, children to play safely, and hosting summer barbeques. Furthermore, the property's proximity to local primary and secondary schools makes it an ideal choice for families looking for a comfortable home in a convenient location.

Council Tax band: C

Tenure: Freehold



**Entrance Hall**

16' 4" x 6' 0" (4.99m x 1.84m)

**Lounge/Diner**

24' 9" x 11' 5" (7.54m x 3.49m)

**Kitchen**

8' 6" x 17' 0" (2.58m x 5.19m)

**Utility**

5' 9" x 7' 5" (1.75m x 2.27m)

**Conservatory**

9' 8" x 16' 1" (2.95m x 4.91m)

**Study**

10' 2" x 8' 2" (3.09m x 2.49m)

**Landing**

8' 1" x 6' 6" (2.47m x 1.98m)

**Bathroom**

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

**Bedroom One**

16' 8" x 11' 5" (5.07m x 3.49m)

**Bedroom Two**

8' 6" x 11' 1" (2.58m x 3.39m)

**Bedroom Three**

8' 7" x 6' 8" (2.62m x 2.02m)



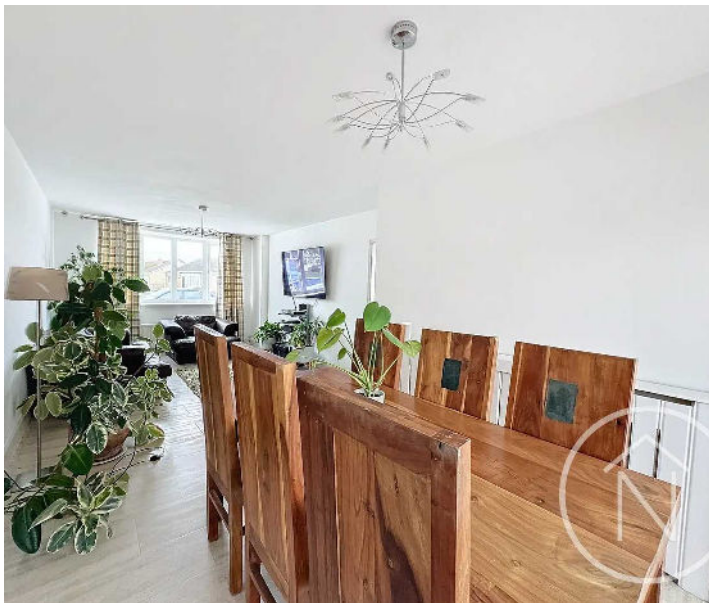


## GARDEN

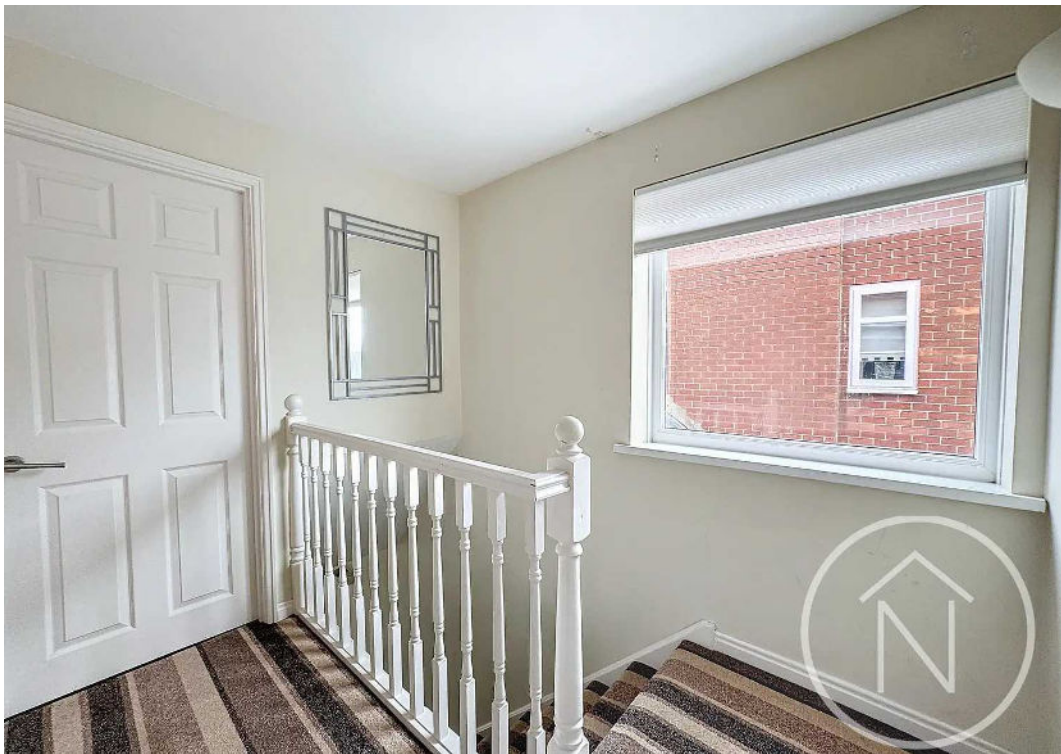
### Driveway

2 Parking Spaces

- Three Bedroom Semi Detached
- Three Reception Rooms
- Off Street Parking
- Good Size Garden To Rear Which Is Not Overlooked
- Gas Central Heating & UPVC Double Glazing
- Energy Efficiency Rating: D









GARDEN

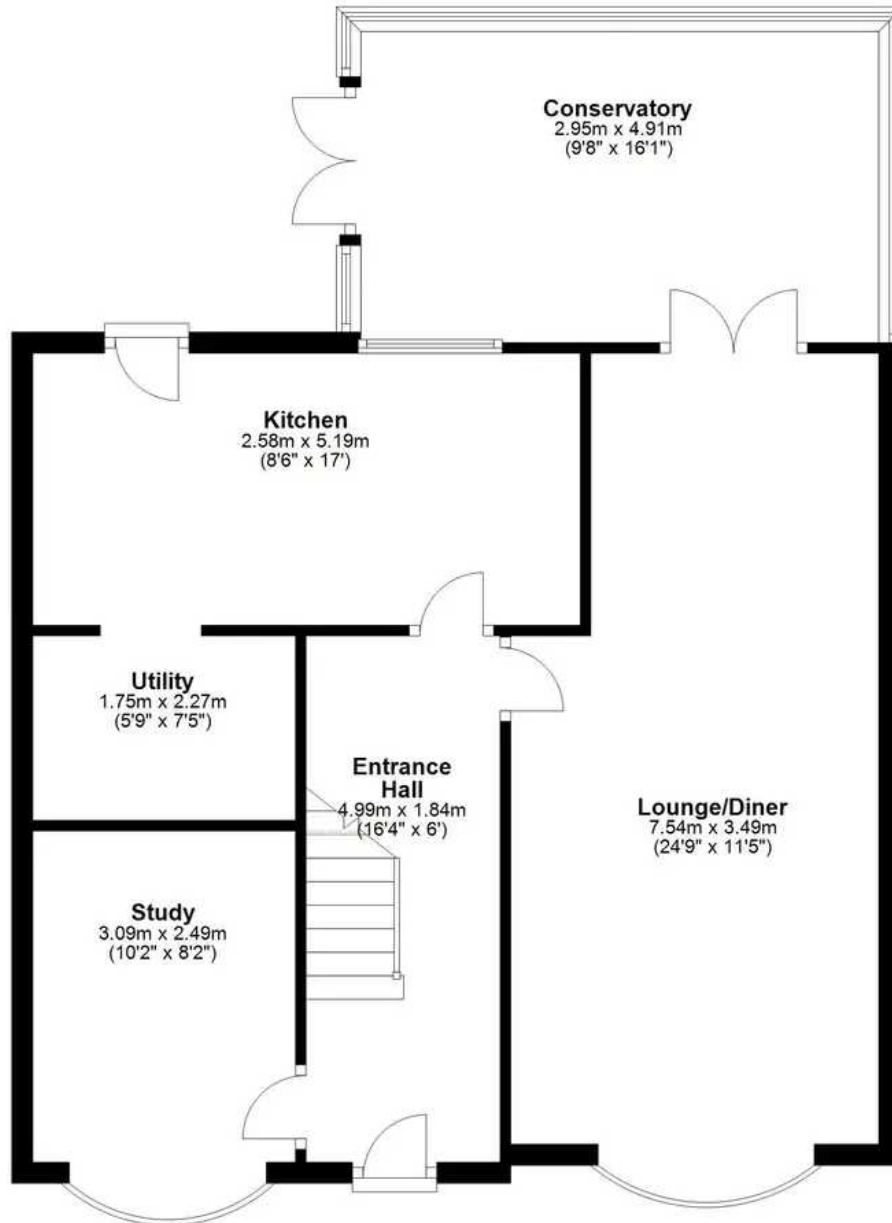
DRIVEWAY

2 Parking Spaces



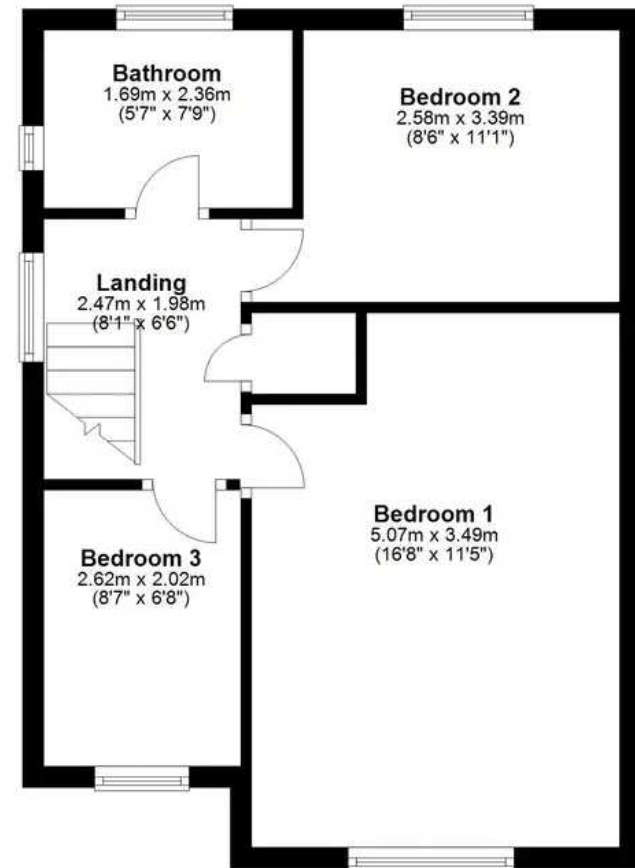
## Ground Floor

Approx. 76.0 sq. metres (818.5 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 117.3 sq. metres (1262.8 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

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