



45 Burniston Drive, Billingham



Offers Over £180,000





## 45 Burniston Drive

Billingham, Billingham

Extended and tastefully appointed, this Two Bedroom Semi Detached Bungalow offers a comfortable retreat on a corner plot in the sought-after Wolviston Court area of Billingham. The property boasts a south-facing rear garden, perfect for enjoying the sunshine and alfresco dining. Inside, the accommodation includes two reception rooms, a well-equipped kitchen, a separate dining area, and a bathroom. The property benefits from the convenience of a driveway and detached garage, UPVC double glazing, and gas central heating, ensuring a warm and energy-efficient home all year round. Offered with no onward chain, this bungalow presents a fantastic opportunity for prospective buyers seeking a hassle-free move to a desirable location.

Outside, the property features ample outdoor space, including a well-maintained garden ideal for relaxation and entertaining. The corner plot offers additional privacy and the perfect backdrop for creating a tranquil outdoor oasis. With the convenience of a driveway and garage, there is plenty of parking space for residents and guests alike. This property is a must-see for those looking for a comfortable home in a prime location.

*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.*





#### Entrance Hall

13' 7" x 4' 4" (4.15m x 1.33m)

#### Lounge

17' 11" x 10' 11" (5.47m x 3.33m)

#### Kitchen

18' 3" x 8' 7" (5.55m x 2.61m)

#### Dining Room

15' 5" x 8' 6" (4.70m x 2.58m)

#### Bathroom

4' 11" x 9' 9" (1.51m x 2.98m)

#### Bedroom One

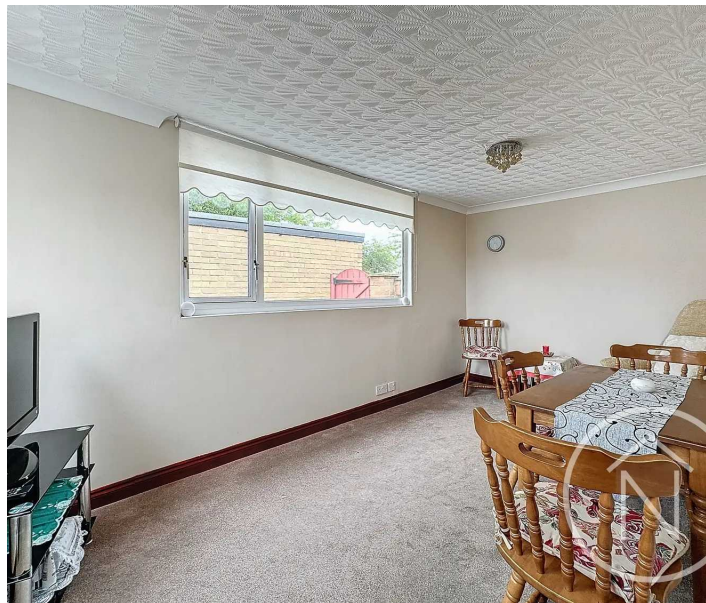
12' 7" x 10' 10" (3.84m x 3.31m)

#### Bedroom Two

9' 3" x 13' 3" (2.81m x 4.05m)

Council Tax band: C

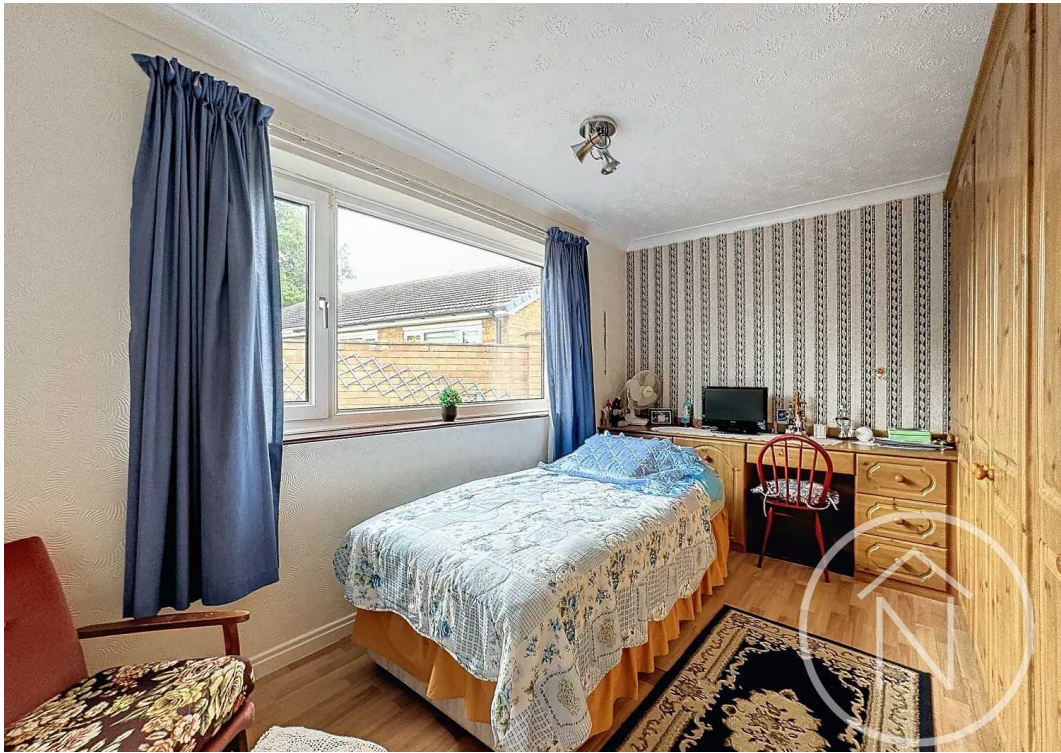
EPC Energy Efficiency Rating: D







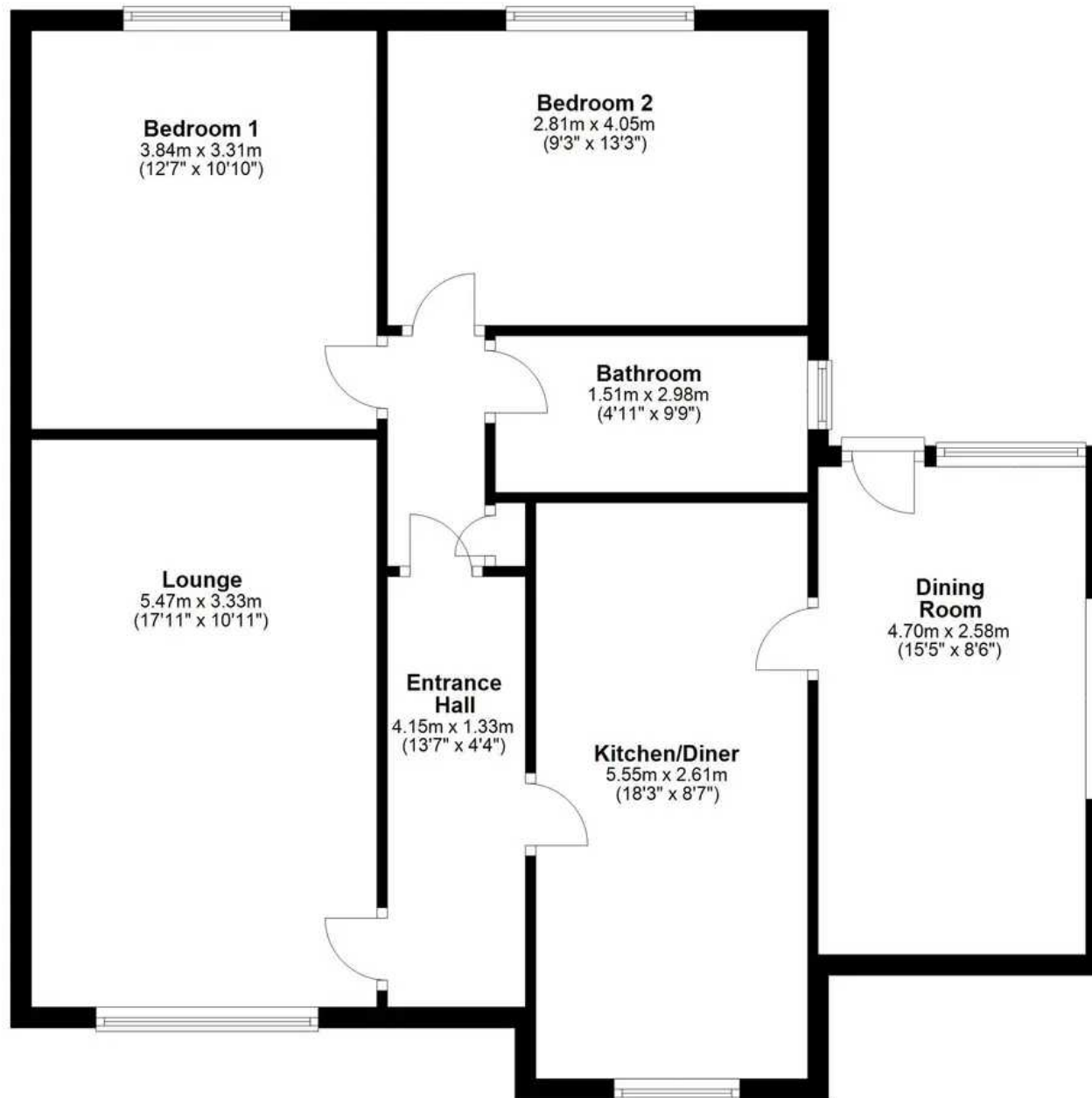






## Ground Floor

Approx. 84.5 sq. metres (909.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.5 sq. feet)

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





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