



Wansford Close

Billingham



Offers Over £130,000



65 Wansford Close

Billingham

Nestled within a sought-after residential area, this modern two-bedroom semi-detached property presents a wonderful opportunity for first-time buyers or those looking to downsize. With the convenience of a driveway and garage, this home eliminates any parking concerns. The accommodation is well laid out and includes a porch, inviting lounge, modern kitchen, bathroom, and two generously sized double bedrooms. The property boasts gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. Offered with no onward chain, the seamless transition to ownership is guaranteed, making this a hassle-free investment.

Step outside into the well-maintained garden, where a tranquil setting awaits. The good-sized outdoor space features both a lush lawn and a charming patio area, providing the ideal spot for alfresco dining or entertaining guests. The garden offers a perfect blend of relaxation and practicality, allowing for both leisurely enjoyment and potential for gardening enthusiasts to add personal touches. The versatile nature of the garden is a unique feature that sets this property apart from others in the area. With the added benefits of privacy and security within the confines of your own outdoor space, this property provides a harmonious balance between indoor and outdoor living, ensuring a lifestyle of comfort and convenience for its future owners.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Porch

4' 4" x 3' 11" (1.33m x 1.19m)

Lounge

17' 4" x 13' 0" (5.29m x 3.95m)

Kitchen

9' 1" x 13' 0" (2.77m x 3.95m)

Landing

Bedroom One

8' 11" x 13' 0" (2.73m x 3.95m)

Bedroom Two

9' 1" x 13' 0" (2.77m x 3.95m)

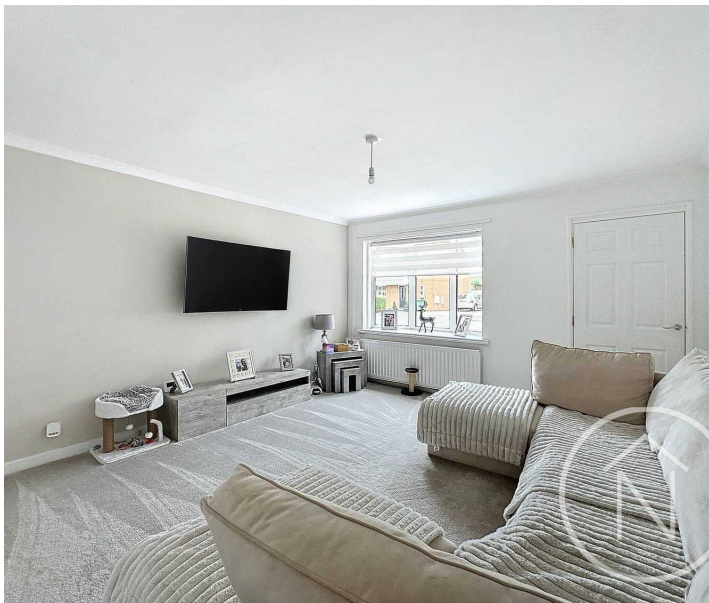
Garden

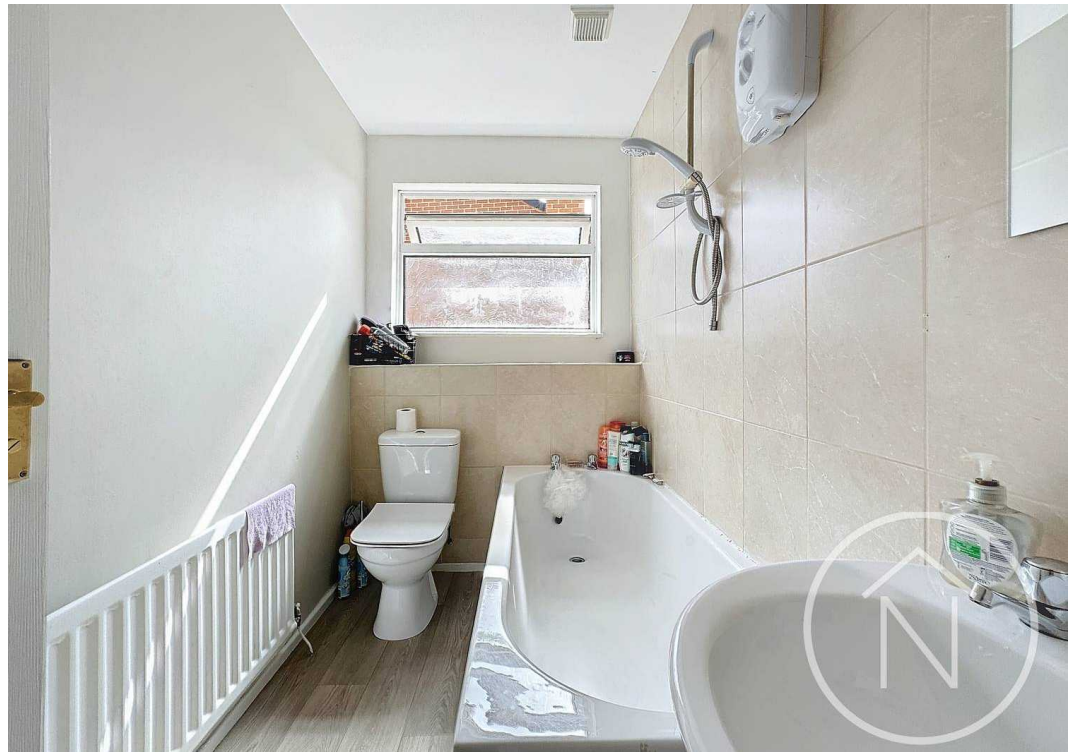
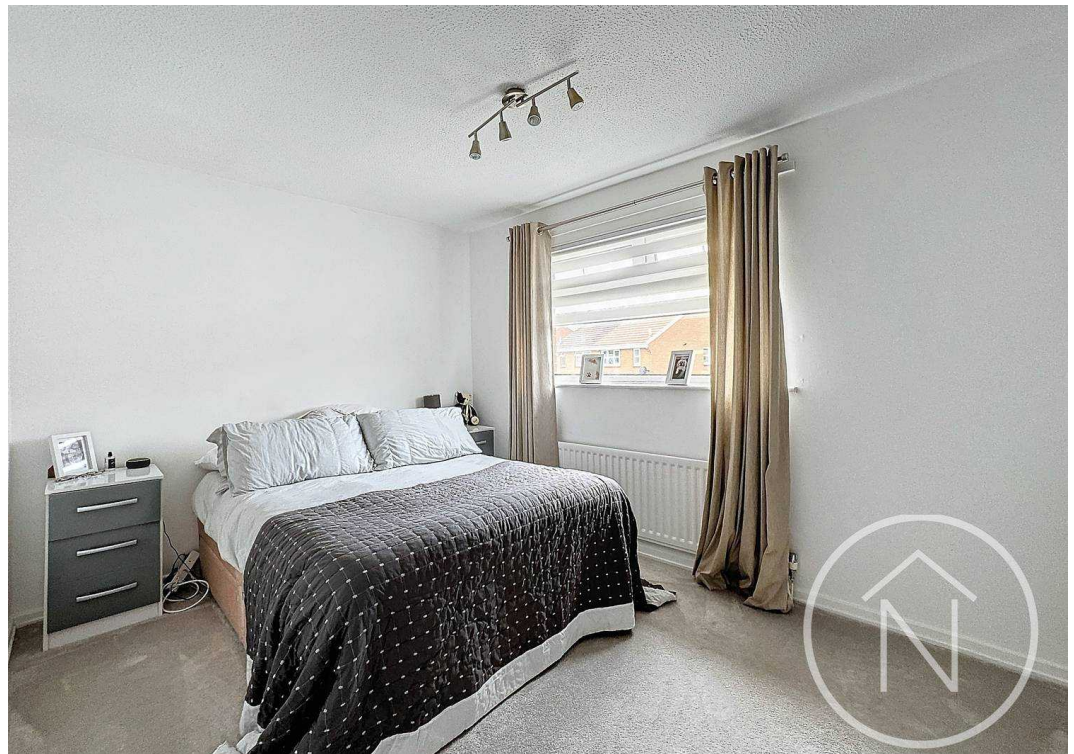
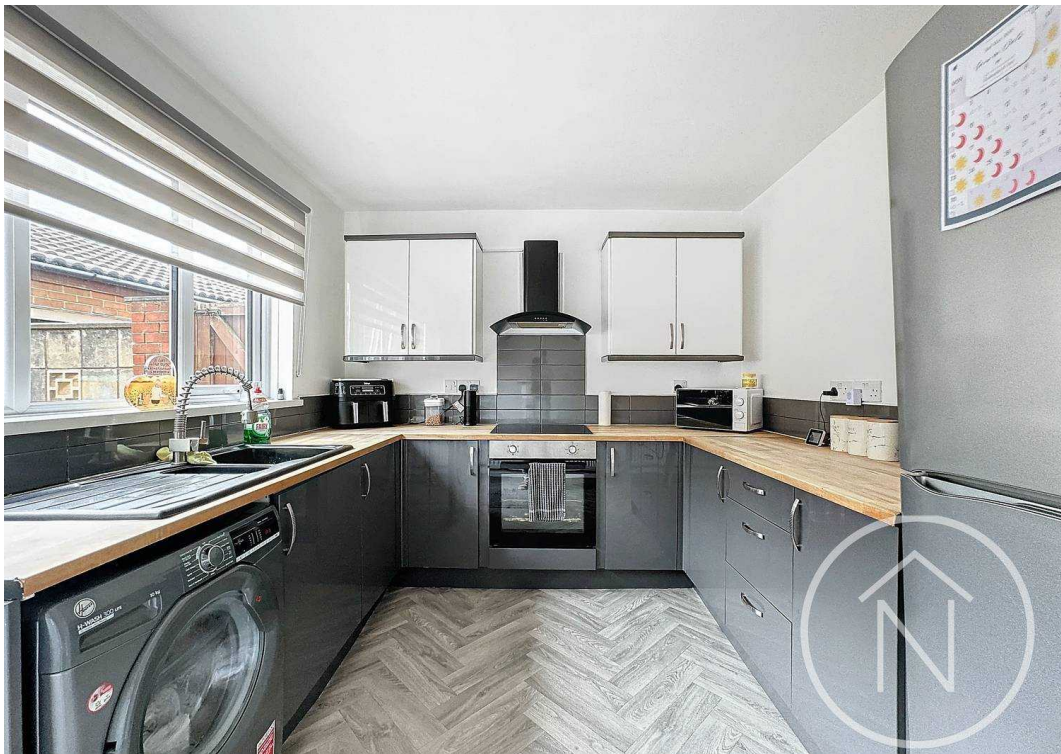
Garage

Single Garage

Driveway

2 Parking Spaces

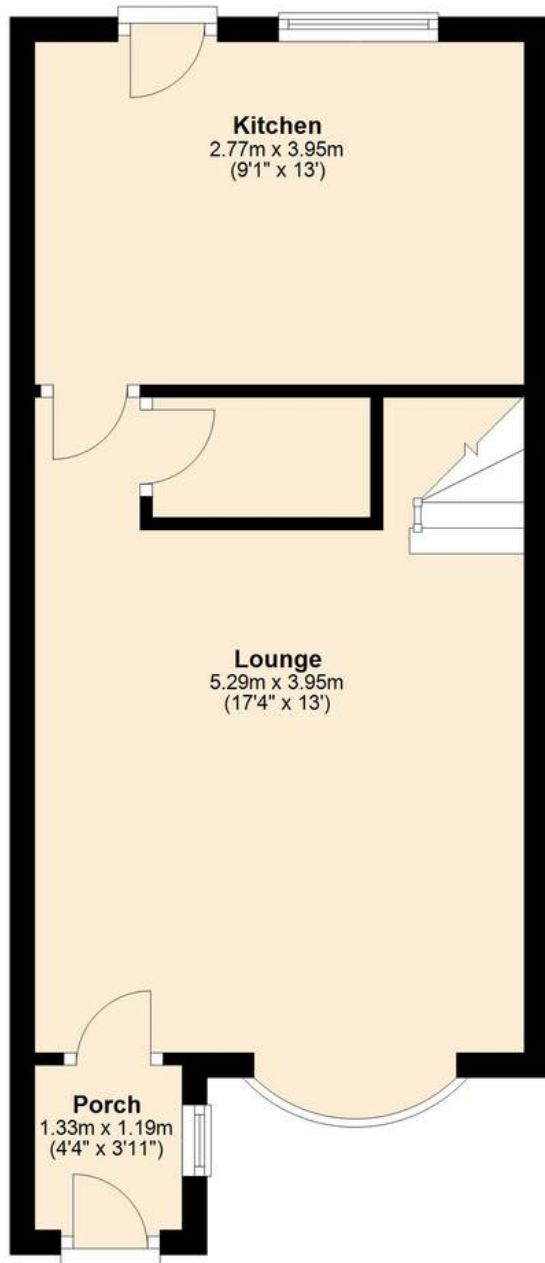
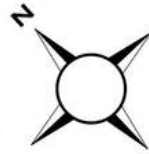






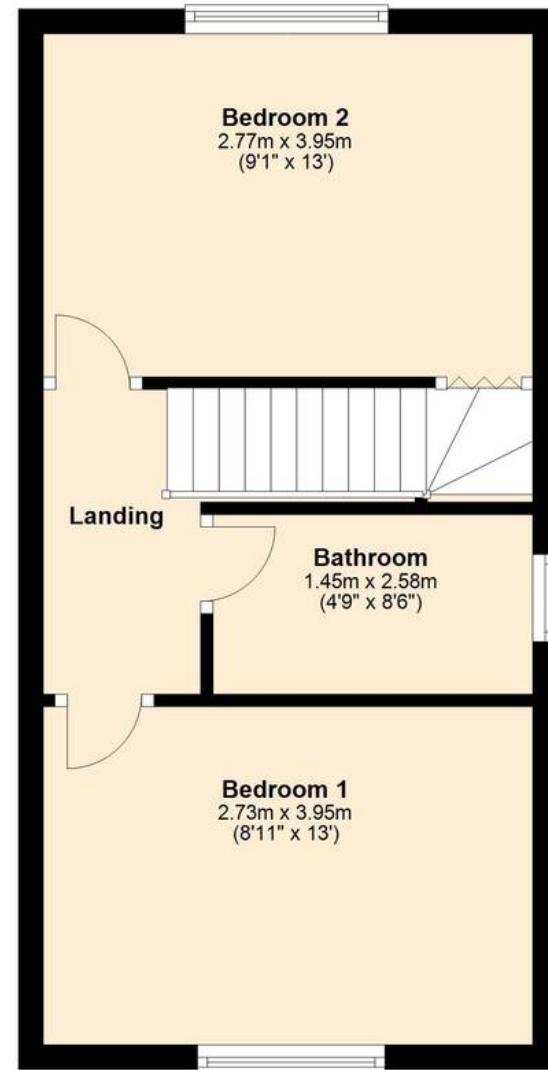
Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.9 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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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.