



Picton Avenue, Billingham - TS22 5BP



In Excess of £210,000



Picton Avenue, Billingham

Offers Over £210,000

This modern and well presented three bedroom semi detached house is situated in the highly sought after Wolviston Court area. The property offers spacious accommodation, making it an ideal choice for families or professionals seeking comfortable living. Upon entering, you are welcomed by a bright and inviting hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. The contemporary kitchen is fitted with a range of quality units and integrated appliances, providing ample space for dining. Upstairs, there are three well proportioned bedrooms (two doubles and one single), each decorated in neutral tones to suit a variety of tastes. The stylish family bathroom is fitted with modern fixtures and fittings. Additional features include UPVC double glazing throughout, gas central heating for year round comfort, and a practical downstairs cloakroom. The property also benefits from a driveway and garage, offering convenient off street parking and additional storage. With an EPC rating to be confirmed, this home represents a fantastic opportunity to acquire a property in a desirable location, close to local amenities, reputable schools, and excellent transport links. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:



Entrance Hall

17' 1" x 6' 8" (5.21m x 2.02m)

Lounge / diner

25' 4" x 11' 10" (7.73m x 3.60m)

Kitchen / diner

18' 8" x 8' 5" (5.69m x 2.56m)

Landing

8' 4" x 6' 3" (2.54m x 1.90m)

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Bedroom 1

14' 0" x 12' 2" (4.26m x 3.72m)

Bedroom 2

12' 2" x 11' 2" (3.72m x 3.41m)

Bedroom 3

9' 1" x 7' 8" (2.77m x 2.33m)

Garage

17' 4" x 15' 3" (5.29m x 4.65m)

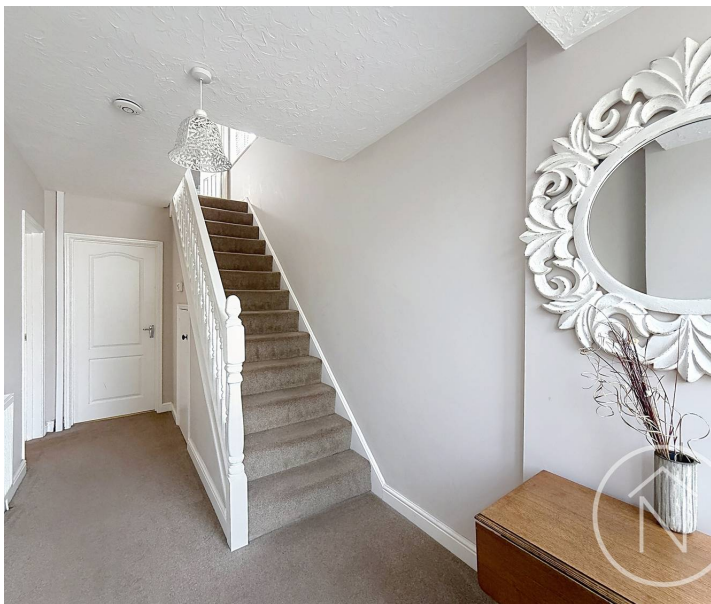




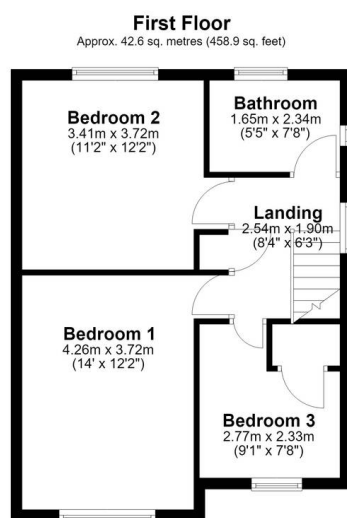
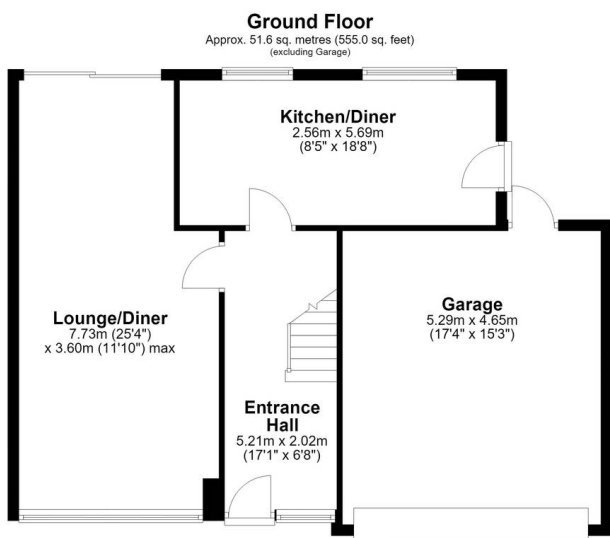
GARDEN

DRIVEWAY

1 Parking Space







Total area: approx. 94.2 sq. metres (1013.9 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.