

Hollystone Court, Billingham - TS23 3UW

Northgate
estate agents

In Excess of £200,000



Hollystone Court

Billingham

This beautifully presented four bedroom semi-detached house is situated in a sought-after cul-de-sac within the popular High Grange area of Billingham, offering an ideal setting for families. Upon entering, you are welcomed by a bright and inviting entrance hall that leads through to the spacious lounge, providing a comfortable area for relaxation and entertaining. The modern kitchen and dining area is thoughtfully designed with contemporary fittings, offering ample space for family meals and social gatherings, while the adjoining utility room adds convenience for daily living. A particular highlight of the property is the versatile ground floor bedroom, which benefits from a stylish en-suite shower room, making it perfect for guests or multi-generational living. Upstairs, the landing leads to three well-proportioned bedrooms, each offering plenty of natural light and flexibility for use as bedrooms, a home office or hobby rooms to suit your needs. The family bathroom is finished to a high standard, featuring modern fixtures and fittings for comfort and style. The property further benefits from UPVC double glazing throughout and gas central heating, ensuring a warm and energy-efficient environment all year round. With a driveway providing off-street parking, this home combines practicality with modern living. Located close to well-regarded schools, local amenities and transport links, this property is perfectly positioned for easy access to everything Billingham has to offer.

Council Tax band: B | Tenure: Freehold | EPC Energy Efficiency Rating: D







Entrance Hall
14' 2" x 5' 8" (4.31m x 1.72m)

Lounge
13' 8" x 12' 5" (4.17m x 3.78m)

Kitchen / diner
18' 4" x 8' 4" (5.60m x 2.53m)

Utility Room
7' 5" x 5' 6" (2.27m x 1.68m)

Bedroom 4
12' 3" x 7' 4" (3.73m x 2.24m)

En-suite
7' 3" x 3' 10" (2.22m x 1.17m)

Landing
8' 10" x 6' 1" (2.68m x 1.86m)

Bathroom
8' 2" x 5' 6" (2.49m x 1.68m)

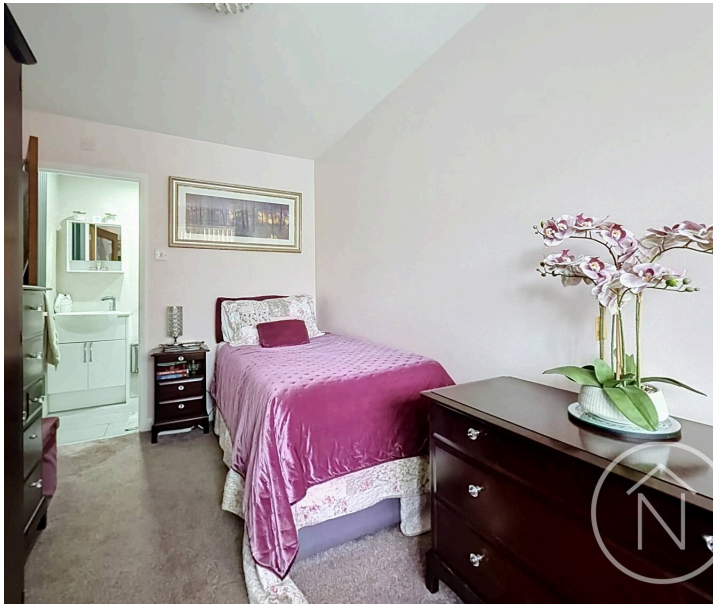
Bedroom 1
12' 7" x 12' 0" (3.84m x 3.66m)

Bedroom 2
12' 4" x 9' 5" (3.77m x 2.86m)

Bedroom 3
8' 6" x 7' 11" (2.58m x 2.41m)







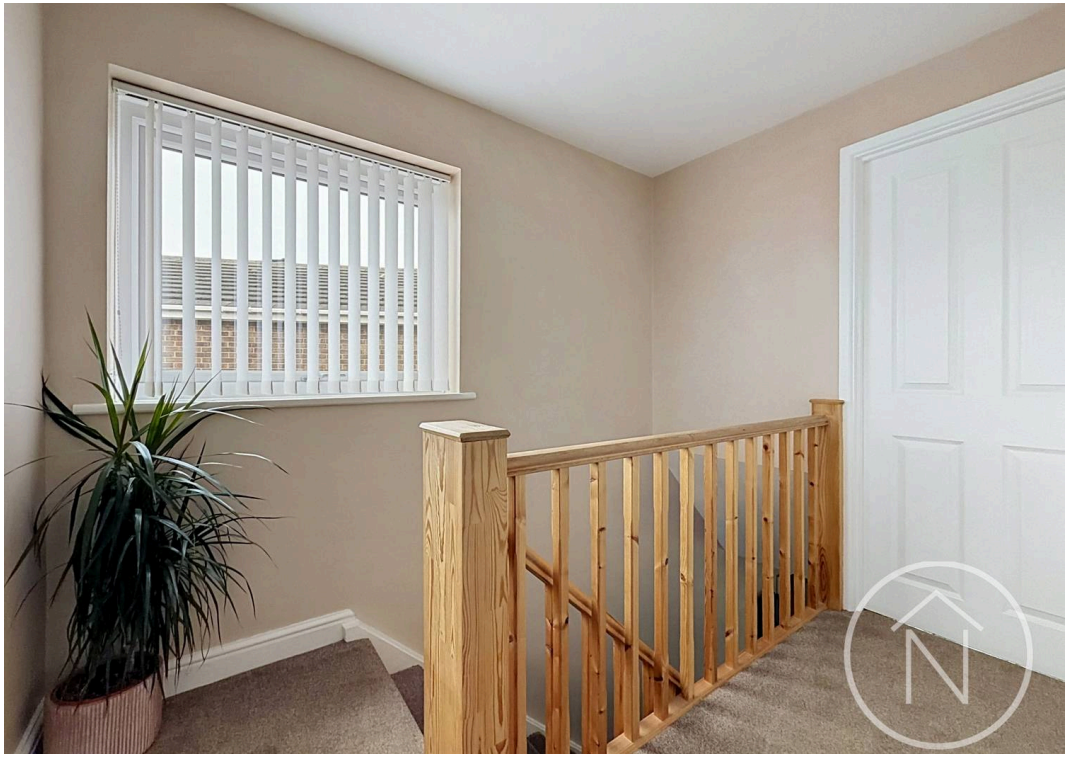
GARDEN

DRIVEWAY

1 Parking Space















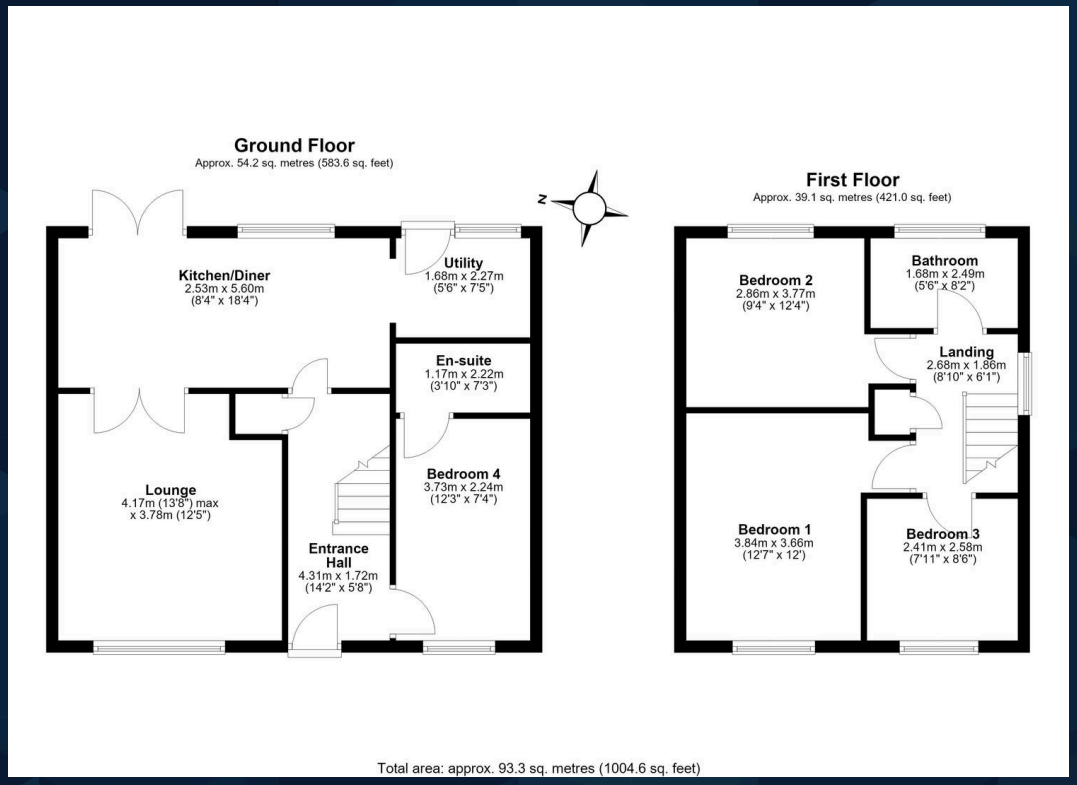

EnZeno











Total area: approx. 93.3 sq. metres (1004.6 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.