



## 33 Wharfdale Avenue

, Billingham, TS23 1NL

**Offers in excess of £147,000**



Immaculately Presented Three-Bedroom Home Set On A Generous Corner Plot With No Onward Chain.

An Outstanding Property Positioned On One Of The Most Generous Corner Plots In This Desirable Billingham Location. Offering A Perfect Blend Of Comfort, Style, And Potential, This Beautifully Maintained Family Home Presents An Ideal Opportunity For Buyers Seeking A Spacious Yet Low-Maintenance Home That's Ready To Move Straight Into.

The Property Is Set Back From The Road, Providing A Great Sense Of Privacy And Curb Appeal, Enhanced Further By Extensive Off-Road Parking — Ideal For Multiple Vehicles Including A Caravan Or Motorhome.





Full Description

Upon Entering, You Are Greeted By A Welcoming Entrance Hallway Leading Into A Cosy Yet Spacious Lounge, Tastefully Decorated And Featuring A Charming Fireplace That Acts As A Focal Point For The Room. This Space Is Perfect For Relaxing Evenings Or Hosting Family And Friends.

To The Rear Of The Home, You'll Find A Stunning Open-Plan Kitchen And Dining Area, Thoughtfully Designed With Modern Living In Mind. This Space Boasts Ample Storage, Integrated Appliances, Generous Worktop Space, And A Breakfast/Dining Area — Perfect For Both Daily Meals And Entertaining. Flowing Seamlessly From The Dining Area Is A Bright And Airy Sunroom, Bathed In Natural Light Through Its French Doors, Which Open Out Onto The Beautiful West-Facing Rear Garden — A True Sun Trap During The Afternoon And Evening.

Upstairs, The First Floor Offers Three Well-Proportioned Bedrooms, All Beautifully Presented, Alongside A Modern Family Bathroom Finished To A High Standard.

Outside, The Property Really Excels. The Large Corner Plot Offers Huge Potential For Future Extension (Subject To Planning Permission), Making This Home Not Only Perfect For Now But Also A Smart Investment For The Future. The Detached Garage — Currently Used As A Workshop — Provides Excellent Storage Or Could Be Converted For A Variety Of Uses, Such As A Home Gym, Studio, Or Home Office.

The Rear Garden Is Low-Maintenance, Private, And Designed For Outdoor Living. Whether You're Enjoying A Morning Coffee Or Hosting A Barbecue With Friends, The Outdoor Space Is A True Asset.

Located Close To Excellent Local Amenities, Schools, Parks, And Transport Links, This Property Offers The Perfect Balance Of Convenience And Tranquility. And With No Onward Chain, A Swift And Hassle-Free Move Is Entirely Possible.

Location

Positioned Well Within A Popular Residential Area, Wharfedale Avenue Can Be Accessed From Central Avenue Or Station Road.

- Billingham South Primary School - 5 Minute Walk
- Northfield School & Sports College - 7 Minute Drive
- Old Billingham Village & Green - 7 Minute Walk
- Billingham Town - 5 Minute Drive
- Tesco Superstore - 4 Minute Drive
- Norton High Street - 5 Minute Drive

Journey Times Are Approximate Provided By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us:

- Original Internal Doors - Stripped & Dipped
- CCTV Included In The Sale
- External Power Outlets
- Combi Gas Boiler Approx. 2 Years Old - Annually Serviced & Gas Checked
- The Decking Has Space For A Hot Tub
- Recently Renewed Soffit Vents
- Composite Entrance Door
- The Driveway Is Suitable For A Motorhome/Camper Van/Caravan

Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There's Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

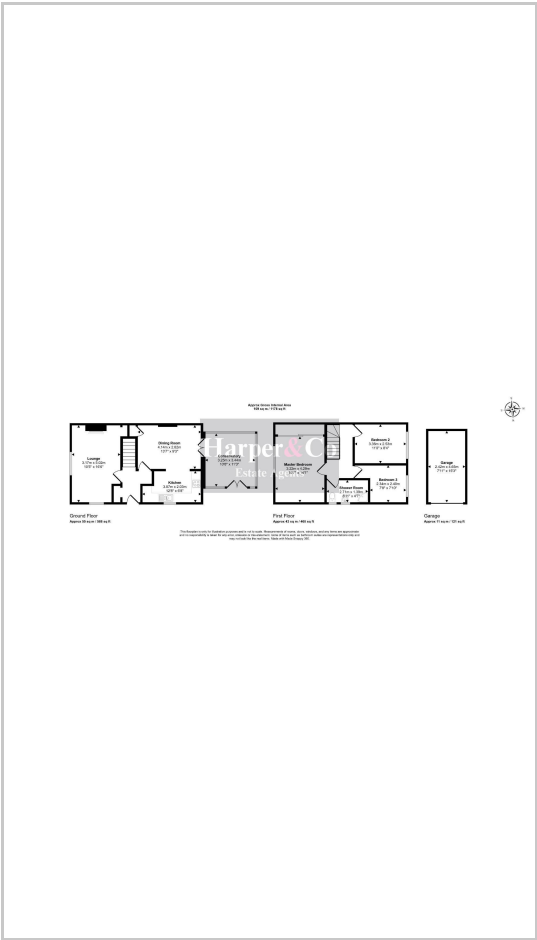
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

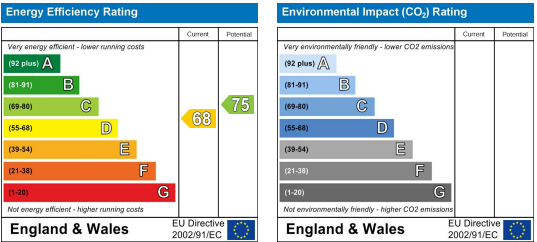
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.