



56 Wallington Road

High Grange, Billingham, TS23 3XE

Offers in the region of £170,000



Welcome To Wallington Road, Billingham - A Charming Property That Is Sure To Capture Your Heart! This Delightful House Is Located In A Popular Cul-De-Sac, Perfect For Families Looking To Settle Down In A Peaceful Neighbourhood Near Reputable Schools.

As You Step Inside, You Are Greeted By A Warm And Inviting Lounge/Diner, Complete With French Doors That Lead Out To The Lovely Garden - Ideal For Hosting Gatherings Or Simply Enjoying A Cup Of Tea In The Sunshine. The Property Boasts A Good-Sized Kitchen, Perfect For Whipping Up Delicious Meals For Your Loved Ones.

With Three Cosy Bedrooms, There Is Plenty Of Space For The Whole Family To Unwind And Relax. The Immaculate Condition Of The House Means You Can Simply Pack Your Bags And Move Right In Without Any Hassle.

Parking Will Never Be An Issue With Your Own Driveway And Garage, Providing Convenience And Security For Your Vehicles.



Location

Delightfully Positioned In A Quiet Cul-De-Sac In A Popular Area Of Billingham. Wallington Road Can Be Accessed Via Marsh House Avenue. There Are Many Local Amenities, Bus Routes & Nearby Road Links.

- Oakdene Primary School (Outstanding) - 0.45 Mile
- Bewley Primary School (Good) - 0.55 Mile
- Northfield Secondary School - 25 Minute Walk
- St Michael's Academy - 20 Minute Walk
- Bede Sixth Form College - 5 Minute Walk
- High Grange Play Area - 8 Minute Walk
- A19/A689 & Wolviston Services - 4 Minute Drive
- The Merlin Pub - 4 Minute Walk

Entrance Hallway

Lounge/Diner

22' 9" x 12' 4" (6.71m 2.74m x 3.66m 1.22m)
Feature Fireplace, uPVC Double Glazed Window, Radiator, Space For A Dining Table & Chairs, French Doors Leading To The Rear Garden.

Kitchen

10' 2" x 8' 3" (3.05m 0.61m x 2.44m 0.91m)
Fitted With A Range Of Base, Wall & Drawer Units, Granite Work Tops, Sink Unit With Mixer Tap, Built-In Oven & Hob, Space For A Fridge Freezer, Space For A Washing Machine, uPVC Double Glazed Window, Radiator, Door Leading To The Garden/Utility Room.

Utility Room

8' x 6' 1" (2.44m x 1.83m 0.30m)

First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

Bedroom One

11'8" (including entrance) x 10'5" (to front of wa (3.58m (including entrance) x 3.20m (to front of wa)
uPVC Double Glazed Window, A Fitted Wardrobes, Radiator.

Bedroom Two

11'10" (including entrance) x 7'10" (not including (3.61m (including entrance) x 2.39m (not including)
uPVC Double Glazed Window, A Fitted Wardrobes, Radiator.

Bedroom Three

8'5" (maximum) x 8'2" (maximum) (2.57m (maximum) x 2.49m (maximum))
uPVC Double Glazed Window, Radiator.

Family Bathroom

Fully Tiled & Fitted With A White Suite Comprising; Bath With Shower & Screen, W.C, Wash Hand Basin, Chrome Ladder Style Heated Towel Radiator, uPVC Double Glazed Window, Radiator.

Garage

Power Supply, Door To The Garden/Utility Room, Up & Over Door.

Loft Space

Partially Boarded For Storage.

Council Tax Band: B

Council Tax Estimate £1,830

Fensa History:

02/05/2006 - 9 Windows, 2 Doors Replaced

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

