



## 43 Barton Crescent

, Billingham, TS22 5HJ

**Offers Over £250,000**



Igomove are delighted to present this exceptional four-bedroom semi-detached family home situated within the highly sought-after Wolviston Court area of Barton Crescent. Beautifully maintained throughout, this impressive property offers spacious and versatile accommodation, contemporary interiors and a superb family-friendly location close to highly regarded schools, local amenities and excellent transport links.



A welcoming entrance porch leads into a generous reception hall, setting the tone for the well-planned accommodation beyond. The spacious lounge provides an elegant and comfortable environment for everyday living, whilst the separate dining room offers an ideal setting for family meals and entertaining. Together, these reception rooms create a wonderful balance of formal and informal living space.

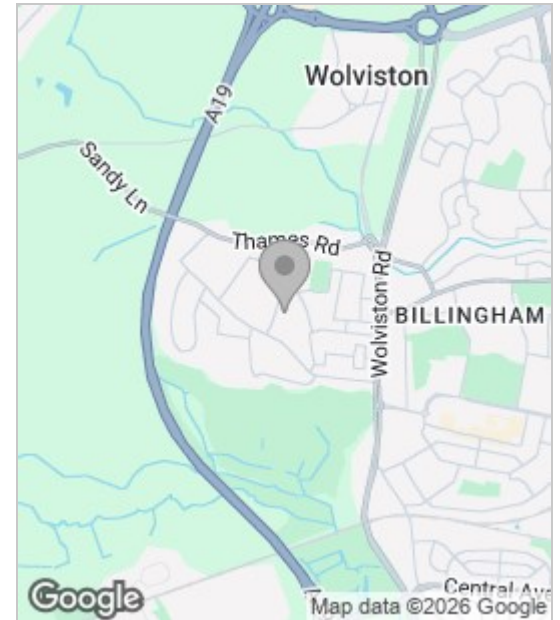
The stylish modern kitchen is fitted with an excellent range of contemporary units and quality work surfaces and opens into a bright breakfast room overlooking the rear garden, creating a superb hub for family life. A useful utility area adds further practicality, whilst the integral garage offers valuable storage and additional versatility.

To the first floor, a spacious landing provides access to four exceptionally well-proportioned bedrooms, all of which offer excellent flexibility for growing families. The impressive master bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished to a high standard.

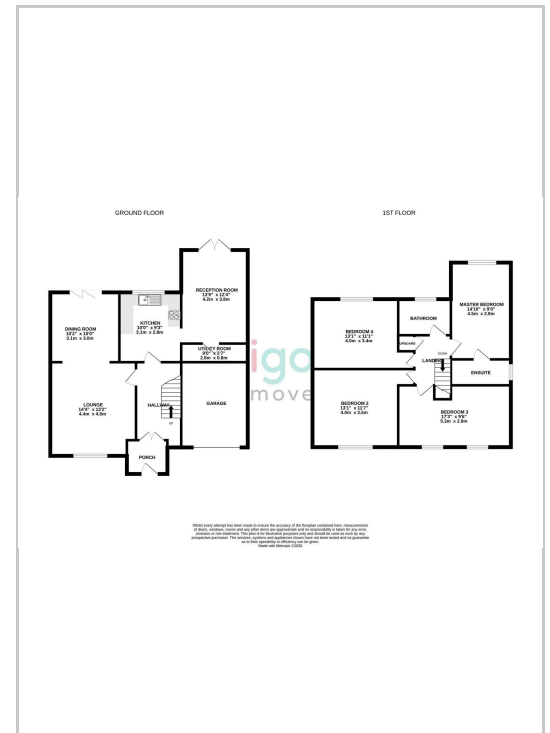
Externally, the property enjoys excellent kerb appeal with a block-paved driveway providing off-road parking and access to the garage. To the rear is a beautifully maintained enclosed west facing garden, predominantly laid to lawn with established borders and paved seating areas, providing the perfect space for outdoor entertaining and family enjoyment.

Offering generous accommodation throughout, four spacious bedrooms, an en-suite, breakfast room, utility area, integral garage and a beautifully landscaped garden, this outstanding family home represents a rare opportunity to acquire a superb property in one of the area's most desirable residential locations. Early viewing is highly recommended. Make this home your own and book your viewing today. Igomove are open 7 days a week.

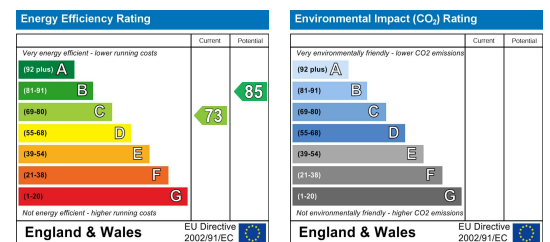
## Area Map



## Floor Plan



## Energy Efficiency Graph



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