



Carlton Avenue
Wolviston Court, Billingham

Offers Over £200,000
ENERGY RATING: TBC

Welcome to this charming 3-bedroom semi-detached house located in the highly sought-after area of Wolviston Court in Billingham. The highlight of this lovely home is the stunning 24 ft. kitchen/dining room which opens to the South facing garden and is perfect for entertaining or simply relaxing with your family. Situated on a large corner plot with a lovely South-facing rear garden, the property comprises; entrance hall, lounge, kitchen/dining room, utility room, cloaks/WC, three first floor bedrooms and shower room. Also offered with the benefit of planning permission for a double storey side extension & single storey rear extension, the potential of this property is limitless. Don't miss out on the opportunity to own this excellent 3-bedroom semi-detached house in the heart of Wolviston Court. Book a viewing today and envision the endless possibilities this property has to offer.



- Excellent 3 Bed Semi on Large Corner Plot • Stunning 24 ft. Kitchen/Dinning Room • Large South Facing Rear Garden

Entrance Hall

Composite entrance door with feature leaded light and UPVC double glazed side panels, staircase to the first floor, understair storage cupboard, laminate flooring and a radiator.

Lounge

4.98m x 4.01m (16'4" x 13'1")

Front aspect UPVC double glazed window, feature wooden surround with tiled hearth & inset cast iron fireplace, laminate flooring, picture rail and a radiator.

Kitchen/Dining Room

3.09m x 7.50m (10'1" x 24'7")

Rear aspect UPVC double glazed window, door and French doors opening onto the decking. A range of white high gloss base & wall units with solid wood worksurfaces incorporating a sunken stainless steel sink & mixer tap. Freestanding gas cooker with matching extractor hood over, integrated dishwasher and space for a fridge/freezer. Brick feature wall, laminate flooring, spot lights, two radiators and a door to the garage.

Utility Room

1.52m x 1.47m (4'11" x 4'9")

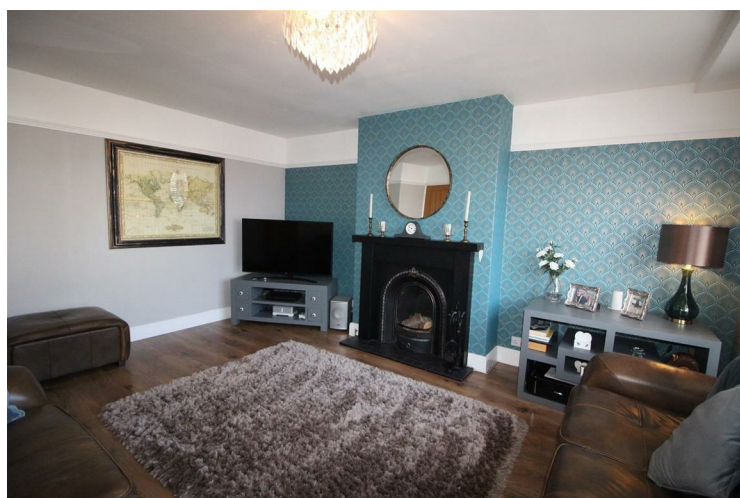
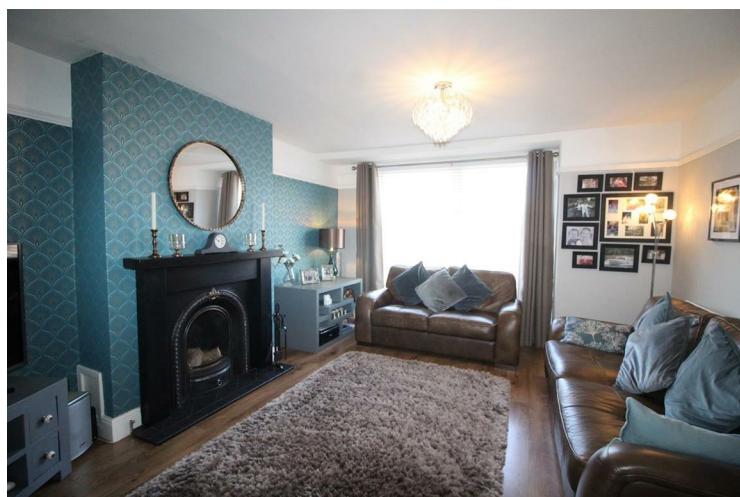
Side aspect UPVC double glazed window, space & plumbing for washing machine, space for tumble dryer, laminate flooring and a radiator.

Cloaks/WC

Low level WC, corner wash hand basin with tiled splashbacks, spot lights and a tiled floor.

First Floor Landing

Side aspect UPVC double glazed window, storage cupboard and access to loft.



- Double Driveway & Integral Garage • Greatly Sought After Wolviston Court Location • Planning Permission for Side & Rear Extensions • Energy Rating: D-67 • Council Tax Band: C (£2,109.61)



Bedroom One

3.58m x 3.46m (into wardrobes) (11'8" x 11'4" (into wardrobes))

Front aspect UPVC double glazed window, range of built-in wardrobes, laminate flooring, picture rail and a radiator.

Bedroom Two

3.43m x 3.43m (11'3" x 11'3")

Rear aspect UPVC double glazed window, picture rail and a radiator.

Bedroom Three

2.58m x 2.43m (8'5" x 7'11")

Front aspect UPVC double glazed window, built-in wardrobe, picture rail and a radiator.



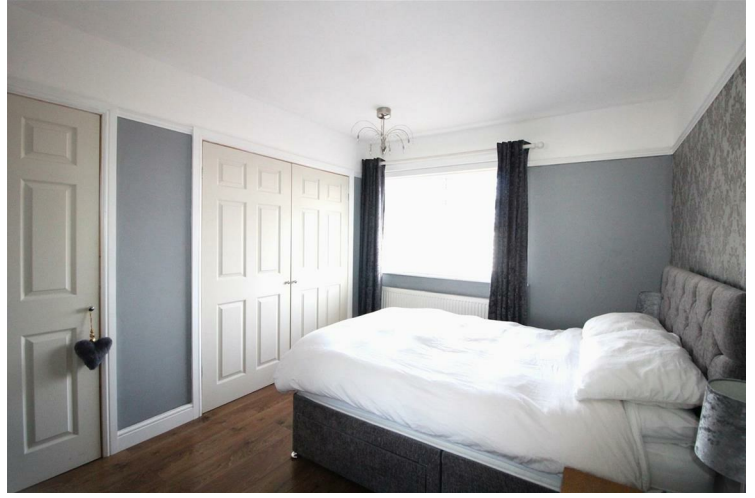
Shower Room

Rear aspect UPVC double glazed window, modern white suite comprising; vanity unit housing wash basin, low level WC and a walk in cubicle with thermostatic mixer shower. Part tiled walls, tiled floor, spot lights and a column radiator with chrome towel warmer.

Externally

There are lawns to the front and side of the property with a block paved driveway also extending around to the side and leading to an integral garage (5.22m x 2.96m) with up & over door, side aspect UPVC windows, power and lighting. To the rear is a larger than average enclosed garden, enjoying a sunny South facing aspect with large lawn & decked areas and a further paved seating area & pergola.



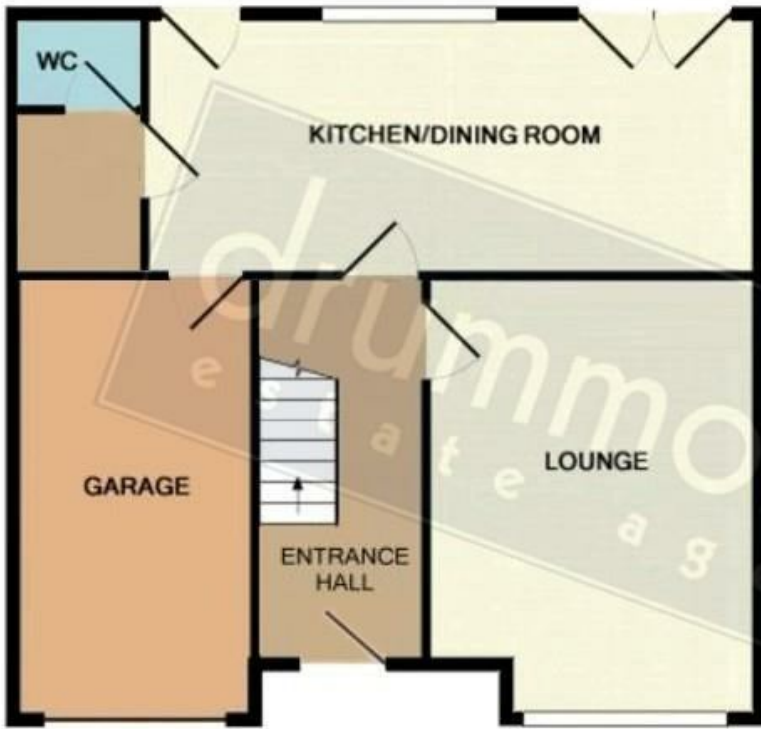




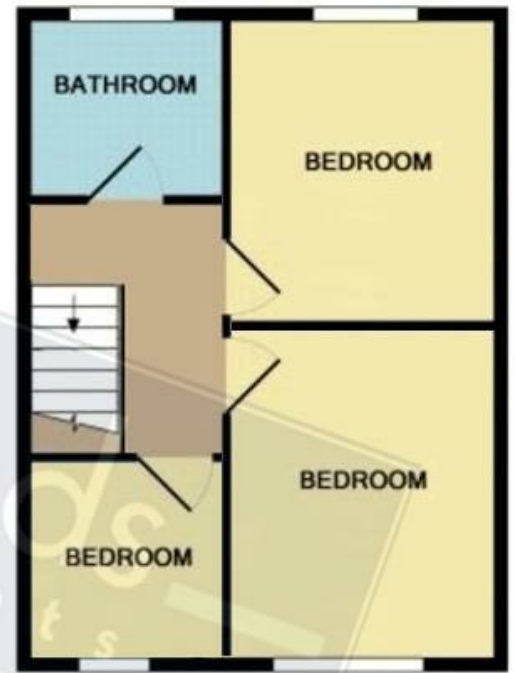
Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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