



Whitehouse Road
Wolviston Court, Billingham

£250,000
ENERGY RATING: D-64

A rarely available and extended four bedroom semi-detached property located on one of Billingham most desirable roads. This spacious family home comprises; entrance porch, hallway, cloaks/WC, 29 ft. lounge, separate dining room, kitchen/breakfast room, utility room, four first floor bedrooms, family bathroom and a fully boarded loft room. There are low maintenance gardens to the front and rear of the property with a driveway, carport and detached garage to the side. Offered with full vacant possession. Energy Rating: D-64. Council Tax Band: C (£2214.12).



- Four Bedroom Semi-Detached Home • Two Storey Rear Extension • 29 ft Lounge, Separate Dining Room • Kitchen/Breakfast Room & Utility Room

ENTRANCE PORCH

UPVC entrance door with leaded lights and a feature glass brick window, sliding double glazed door leading to:

HALLWAY

Staircase to first floor, wood panelling, coving and a radiator.

CLOAKS/WC

Wash basin, low level WC and an understair storage/meter cupboard.

LOUNGE

8.93m x 4.19m (29'3" x 13'8")

Front aspect UPVC double glazed bow window and a rear aspect UPVC double glazed window overlooking the garden. Feature fireplace with marble mantle & an electric fire, wood panelling, three radiators and double doors leading to:

DINING ROOM

3.26m x 2.89m (10'8" x 9'5")

Rear aspect double glazed window overlooking the garden, wood panelling and spot lights.

KITCHEN/BREAKFAST ROOM

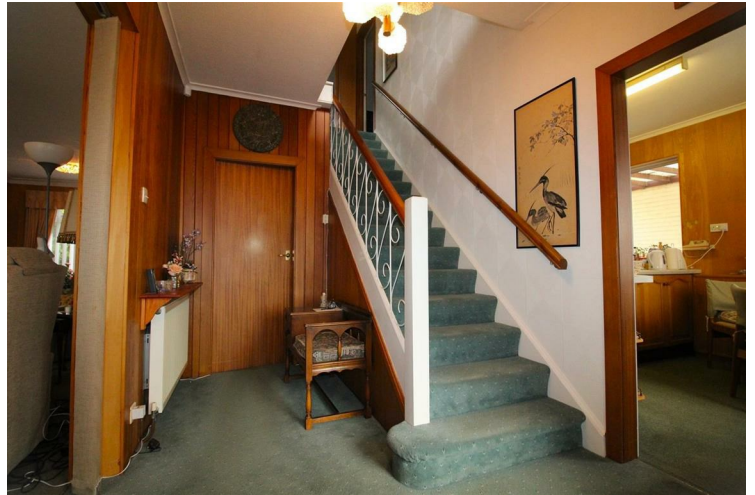
4.41m x 2.70m (14'5" x 8'10")

Front aspect UPVC double glazed bow window and a side aspect UPVC double glazed window. A range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating a 1½ bowl sink & mixer tap, electric hob with extractor hood over. Built-in oven, wood panelling, coving and a radiator.

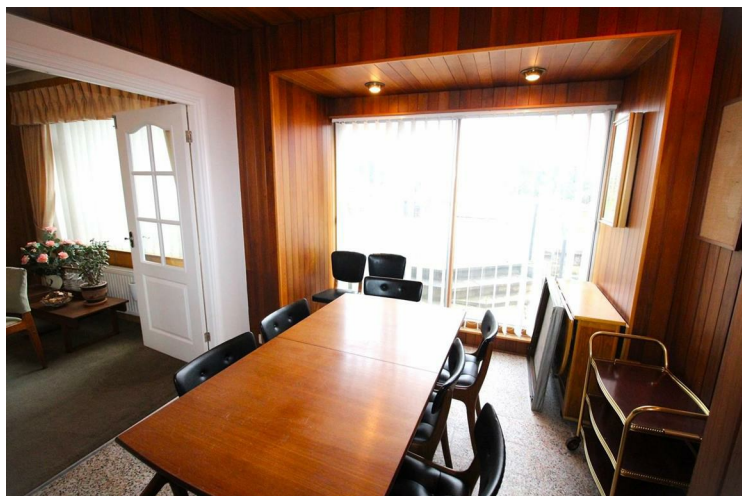
UTILITY ROOM

3.64m x 2.72m (11'11" x 8'11")

Rear aspect double glazed patio doors opening to the garden and a side aspect double glazed entrance door. Base & wall units with rolled worksurfaces, washing machine, wall mounted combi boiler and a radiator.



- Drive, Carport & Detached Garage • Low Maintenance Private Garden • Energy Rating: D-64 • Council Tax Band: C (£2214.12)



FIRST FLOOR LANDING

5.44m x 2.27m (17'10" x 7'5")

Front aspect UPVC double glazed window and access to a fully boarded loft room via pull down ladder.

BEDROOM ONE

5.39m x 4.20m (reducing to 2.89m) (17'8" x 13'9" (reducing to 9'5"))

Rear aspect UPVC double glazed window, fitted sliding wardrobes, coving and a radiator.

BEDROOM TWO

3.48m x 4.32m (11'5" x 14'2")

Front aspect UPVC double glazed window, fitted sliding wardrobes, coving and a radiator.

BEDROOM THREE

3.08m x 2.72m (10'1" x 8'11")

Front aspect UPVC double glazed window, fitted wardrobes, cupboards & matching dressing table, coving and a radiator.

BEDROOM FOUR

2.44m x 3.09m (8'0" x 10'1")

Rear aspect UPVC double glazed window, coving and a radiator.



BATHROOM

3.00m x 2.70m (9'10" x 8'10")

Rear aspect UPVC double glazed window, panel enclosed bath with mixer tap & showerhead, pedestal wash basin, low level WC and a walk-in double cubicle with thermostatic mixer shower. Fully tiled walls, storage cupboard and a chrome heated towel rail.

EXTERNALLY

There is a walled garden to the front of the property with a lawn and borders. A driveway and carport to the side provide parking for a number of cars and leads to a detached garage (5.84m x 3.08m) with up & over door, power & lighting and a side door accessed from the garden. To the rear is a private, low maintenance garden, mostly paved with raised flowerbeds and lined by shrubs and trees.



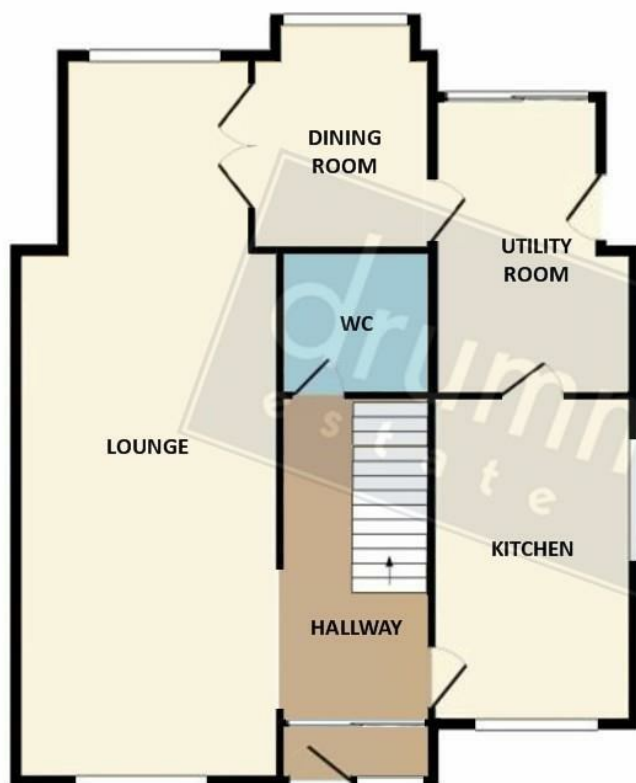




Additional Information

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

Floor Area - 1700.00 sq ft
Tenure - Freehold



GROUND FLOOR



FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(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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