



Barton Crescent
Wolviston Court, Billingham

£250,000

ENERGY RATING: TBC

An excellent opportunity to acquire this well presented and significantly extended three-bedroom semi-detached home, ideally situated in the ever-popular Wolviston Court area of Billingham. Boasting versatile living space including a large 28ft lounge/dining room, extended kitchen/diner and garden room. Set on a larger than average plot with very generous sized rear garden, this property offers the perfect balance of modern family living and convenience. With excellent amenities, reputable schools, and transport links nearby, early viewing is highly recommended to avoid disappointment. Energy Rating: D-65. Council Tax Band: C (£2,214.12).



- Extended Three Bedroom Semi • 28 ft. Lounge/Dining Room • Kitchen/Diner & Garden Room • Shower Room, Utility Room & WC

Entrance Porch

UPVC entrance door, UPVC double glazed windows to front & sides and a wooden part glazed door leading to:

Hallway

Staircase to first floor, understair meter/storage cupboard, wooden flooring, coving and a radiator.

Lounge/Dining Room

7.63m x 3.99m (max.) (25'0" x 13'1" (max.))

Front aspect UPVC double glazed bow window and rear aspect UPVC double glazed French doors opening to the garden.

Feature fireplace with wooden surround, marble hearth & inset gas living flame fire, coving to ceiling and two radiators.



Kitchen/Diner

3.65m (max.) x 5.57m (11'11" (max.) x 18'3")

Rear aspect UPVC double glazed window and rear aspect UPVC double glazed door & window leading to the conservatory. A range of base & wall units with wood effect rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl sink unit with mixer tap. Electric cooker with extractor hood over, dishwasher, space & plumbing for washing machine, space for fridge/freezer, Amtico flooring and a radiator.



Garden Room

3.01m x 3.01m (9'10" x 9'10")

UPVC construction with tiled roof and rear aspect UPVC double glazed French doors opening to the garden.

Utility Room

2.54m x 1.64 (8'3" x 5'4")

Corner wash basin with tiled splashbacks, Amtico flooring and a radiator.

Cloaks/WC

Low level WC, Amtico flooring and an extractor fan.



- Large Private Landscaped Garden • Block Paved Double Drive & Garage • Energy Rating: D-65 • Council Tax Band: C (£2,214.12)



First Floor Landing

Side aspect UPVC double glazed window, spindle staircase, airing cupboard housing Baxi combi boiler and access to loft via pull-down aluminium ladder.

Bedroom One

4.17m x 3.48m (13'8" x 11'5")

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

Bedroom Two

3.34m x 3.43m (10'11" x 11'3")

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

Bedroom Three

2.60m x 2.40m (8'6" x 7'10")

Front aspect UPVC double glazed window, spot lights and a radiator.

Shower Room/WC

Side & rear aspect UPVC double glazed windows, corner cubicle with Grohe thermostatic mixer shower, vanity unit housing wash basin & low level WC with concealed cistern, fully tiled walls & floor, UPVC clad ceiling with spotlights and a radiator.

Externally

There is a gravelled garden to the front of the property with a block paved double driveway leading to a storage garage with up & over door. To the rear is a very large enclosed garden, with secure side access, spacious lawn, block paved patio, decking, summer house, garden shed and borders.







Additional Information

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

Floor Area - 1108.00 sq ft
Tenure - Freehold



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	65	78
(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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