



**Wolviston Back Lane
Billingham**

£199,950

ENERGY RATING: C-71

An individually built, modern three bedroom detached bungalow in this popular location, just off Marsh House Avenue. The well presented accommodation comprises; entrance hall, lounge, large kitchen/dining room, three bedroom, spacious bathroom and an en-suite shower room to the main bedroom. There are low maintenance gardens to the front and rear of the property with a long driveway to the side leading to a detached garage. No Forward Chain!! Energy Rating: C-71. Council Tax Band: C (£2,214.12).



- Three Bedroom Detached Bungalow
- Large Kitchen/Dining Room
- En-Suite & Spacious Bathroom
- Low Maintenance Gardens

Entrance Hall

Composite entrance door with leaded lights, radiator and access to part boarded loft via aluminium pulldown ladder.

Lounge

3.66m x 3.27m (12'0" x 10'8")

Front aspect UPVC double glazed bow window, coving and a radiator.



Kitchen/Dining Room

5.01m x 3.26m (16'5" x 10'8")

Side & rear aspect UPVC double glazed windows and a rear aspect door opening to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink unit & mixer tap, electric hob with extractor over, built-in oven and integrated fridge & freezer. Space & plumbing for a washing machine, laminate flooring, coving and a radiator.



Bedroom One

3.01m x 3.16m (9'10" x 10'4")

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



En-Suite

Side aspect UPVC double glazed window, double cubicle with Mira thermostatic mixer shower, vanity unit housing wash basin and a low level WC. Tiled splashbacks, extractor fan, coving and a radiator.

- Long Drive & Detached Garage
- No Forward Chain!!
- Energy Rating: C-71
- Council Tax Band: C
- (£2,214.12)



Bedroom Two

3.37m x 2.11m (11'0" x 6'11")

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

Bedroom Three

2.55m x 2.13m (8'4" x 6'11")

Front aspect UPVC double glazed window, laminate flooring, coving and a radiator.



Bathroom

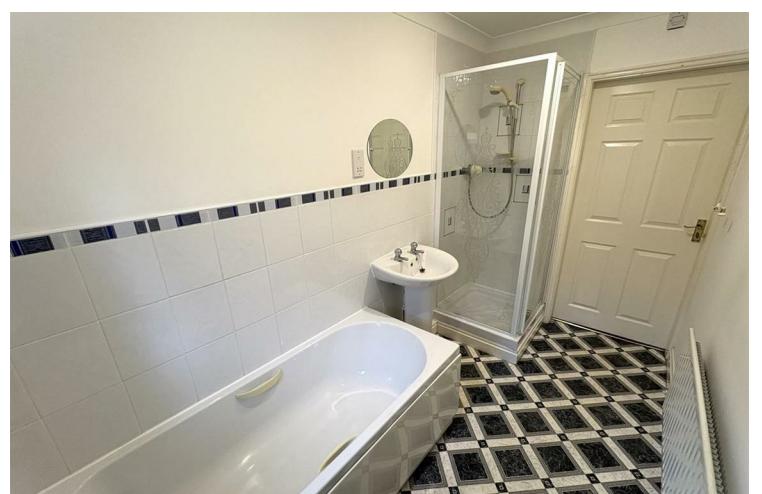
1.66m x 3.25m (5'5" x 10'7")

Side aspect UPVC double glazed window, panel enclosed bath, separate corner cubicle with electric shower, pedestal wash basin, low level WC, tiled splashbacks, extractor fan and a radiator.

Externally

There are low maintenance gardens to the front and rear of the property with mature bushes, shrubs and raised borders. A long driveway to the side providing parking for a number of vehicles and leading to a detached garage.







Additional Information

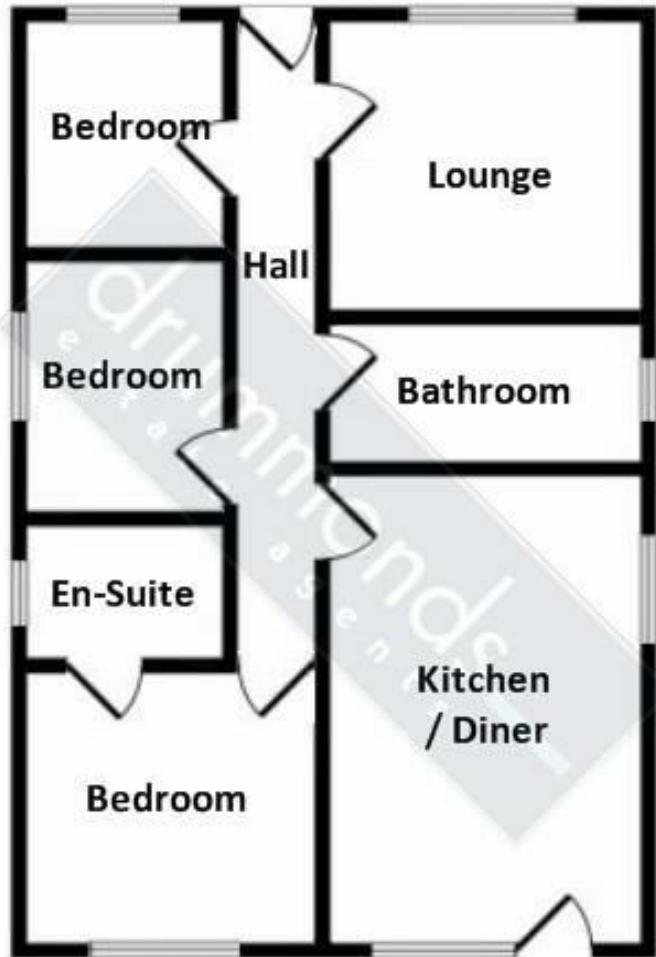
Local Authority - Stockton-on-Tees

Council Tax - Band C

Viewings - By Appointment Only

Floor Area - 730.00 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		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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