

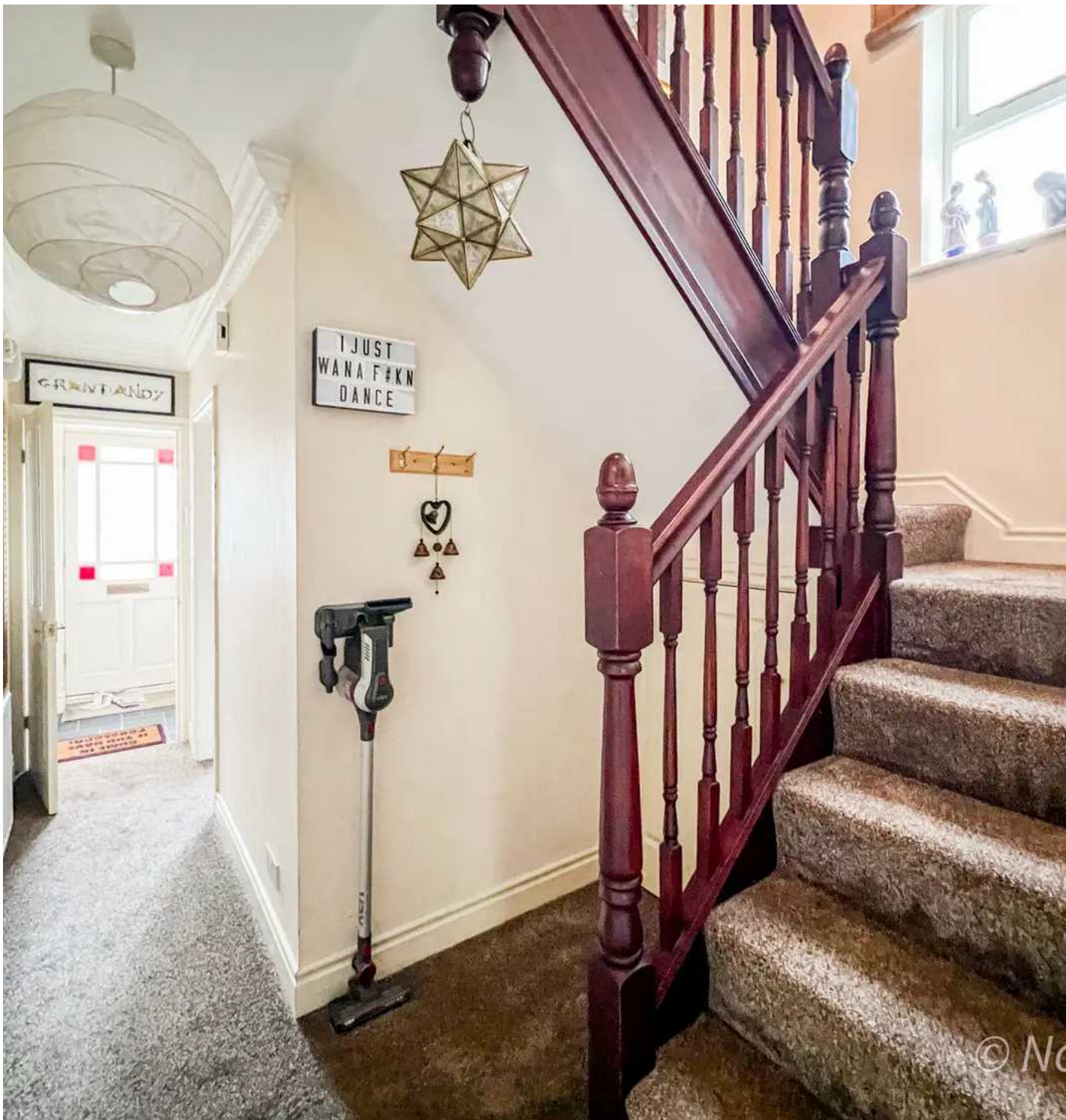


Leeholme Mews High Street, Wolviston

Billingham



Offers Invited Between £220,000 And £240,000



## Leeholme Mews High Street

### Wolviston

Welcome to this charming 4-bedroom end of terrace home nestled in the heart of the sought-after Wolviston Village. This property offers a perfect blend of comfort, convenience, and style, making it an ideal choice for those seeking a peaceful yet vibrant community atmosphere.

As you approach the property, you are greeted by off-street parking, ensuring hassle-free arrivals and departures. The integral garage provides additional convenience and ample storage space for your belongings.

Step inside, and you'll be greeted by a warm and inviting atmosphere. The double glazing throughout the home not only enhances energy efficiency but also creates a tranquil ambiance by minimising external noise.

During chilly evenings, you'll appreciate the comfort provided by the gas central heating system, ensuring a cozy environment for you and your loved ones all year round.

One of the highlights of this home is its delightful outdoor spaces. The south-facing side courtyard bathes in natural sunlight, providing the perfect spot for al fresco dining. Additionally, the west rear courtyard offers a private retreat where you can unwind and entertain guests in a serene setting.



## 1 Leeholme Mews High Street

Wolviston, Billingham

With four well-proportioned bedrooms, this home offers ample space for families or those in need of a home office or guest room. Each room boasts its own unique charm and versatility, providing a comfortable sanctuary for everyone in the household.

Located in the heart of Wolviston Village, residents will enjoy easy access to local amenities, including shops, restaurants and schools, all within walking distance. Commuters will also appreciate the easy access to the A19.

In summary, this end of terrace home offers not just a place to live but a lifestyle opportunity in a highly desirable location. Don't miss your chance to make this property your own and experience the best of village living combined with modern comfort and convenience.

- Four Bedroom End Terrace
- Driveway & Garage
- South Facing Side Courtyard
- Gas Central Heating & Double Glazing
- Energy Efficiency Rating: D
- Council Tax Band: D | Tenure: Freehold



#### Entrance Hall

14' 10" x 3' 3" (4.52m x 1.00m)

#### Kitchen

11' 11" x 6' 7" (3.64m x 2.00m)

#### Lounge

13' 10" x 18' 8" (4.22m x 5.70m)

#### Landing

12' 6" x 12' 8" (3.81m x 3.87m)

#### Bedroom 1

13' 10" x 9' 6" (4.22m x 2.90m)

#### Bedroom 2

10' 5" x 8' 10" (3.18m x 2.70m)

#### Shower Room

5' 0" x 5' 8" (1.52m x 1.73m)

#### Bathroom

7' 2" x 5' 8" (2.19m x 1.73m)

#### Bedroom 3

9' 3" x 9' 5" (2.82m x 2.88m)

#### Bedroom 4

9' 3" x 8' 11" (2.81m x 2.72m)





**YARD**

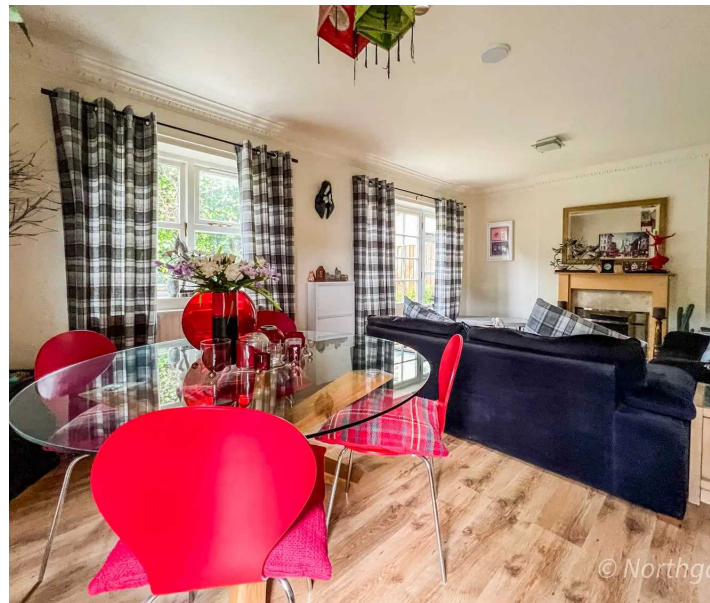
**GARAGE**

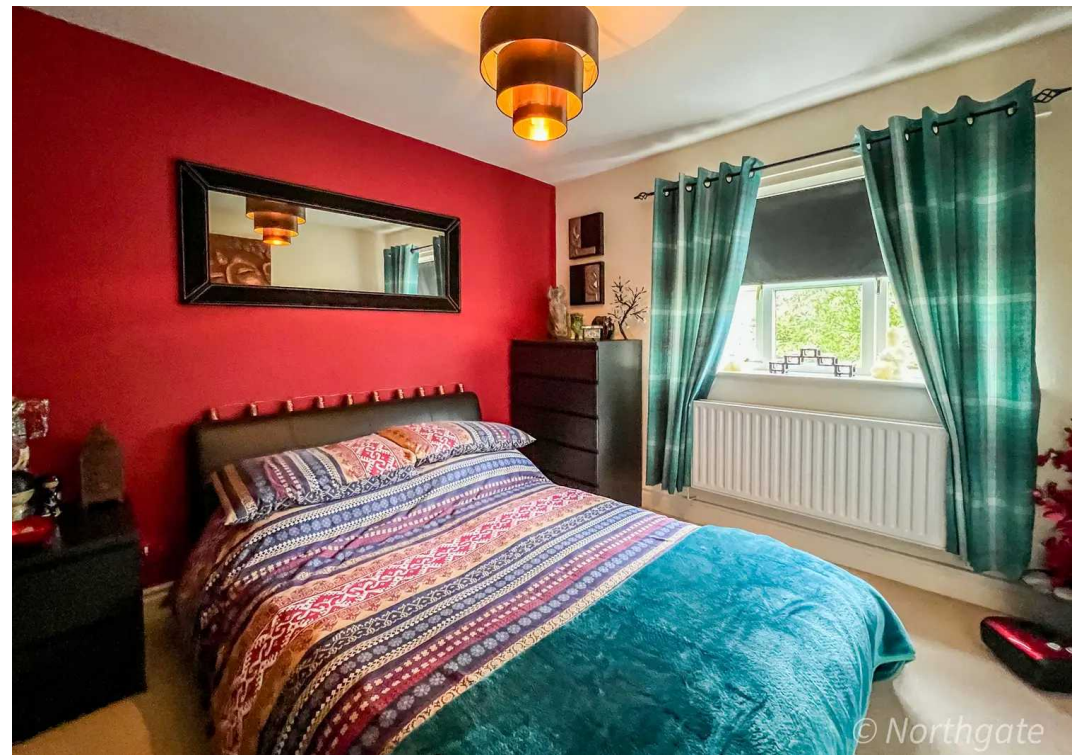
Single Garage

Integral Garage

**DRIVEWAY**

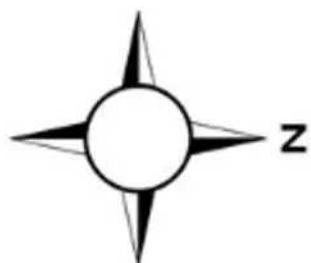
1 Parking Space





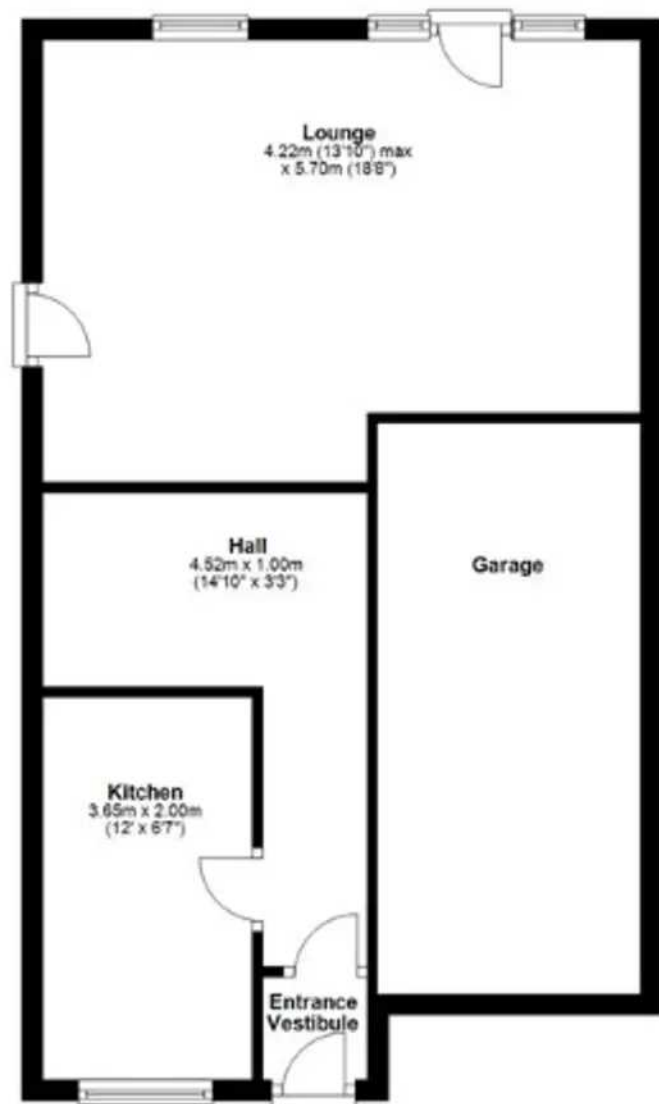
YARD





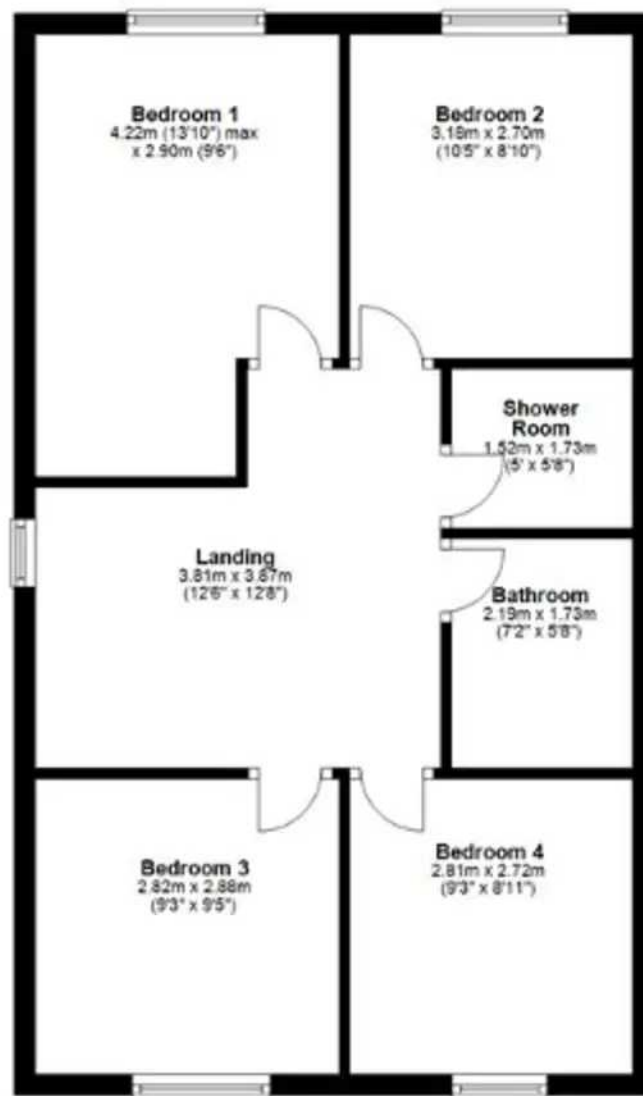
### Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



### First Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



Total area: approx. 111.2 sq. metres (1196.5 sq. feet)





## Northgate - Teesside

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