



Rudston Avenue

Wolviston Court



Guide Price £170,000 - £180,000



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Wolviston Court

Offers Invited Between £170,000 and £180,000

Nestled in the desirable area of Wolviston Court in Billingham, this charming two-bedroom semi-detached bungalow offers a harmonious blend of comfort and elegance. Boasting a driveway and garage, this inviting abode is further complemented by a south-facing garden, providing the perfect outdoor retreat for alfresco dining and entertaining. Featuring two well-proportioned reception rooms, residents can effortlessly move between spaces, ensuring convenience and flexibility for varied lifestyle needs. UPVC double glazing and gas central heating enhance the property's efficiency and comfort, making it a snug sanctuary regardless of the season.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Living Room

12' 2" x 9' 0" (3.71m x 2.74m)

Kitchen

11' 5" x 8' 11" (3.48m x 2.71m)

Bathroom

6' 7" x 5' 6" (2.00m x 1.68m)

Conseatory

8' 4" x 8' 4" (2.54m x 2.54m)

Bedroom One

12' 1" x 10' 4" (3.69m x 3.16m)

Bedroom Two

13' 1" x 10' 4" (3.98m x 3.16m)





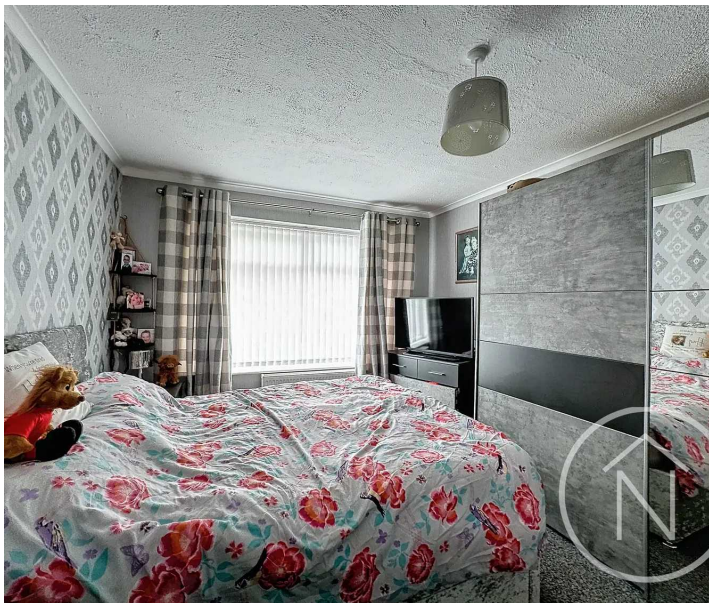
GARDEN

GARAGE

Single Garage

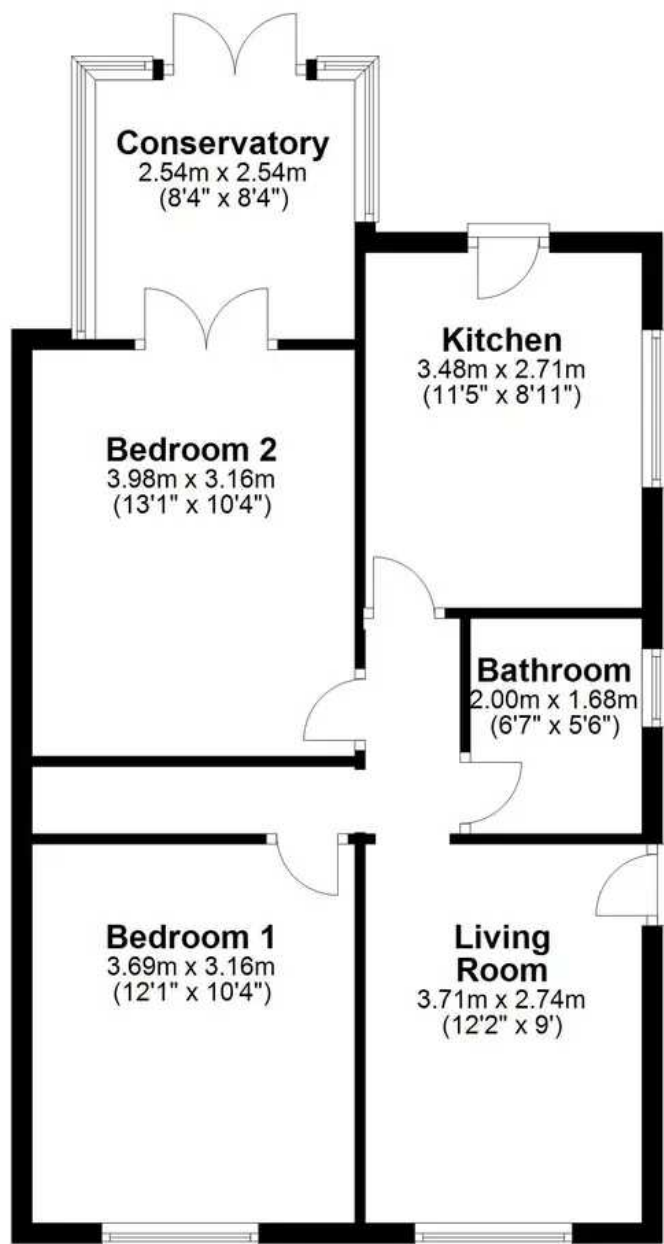
DRIVEWAY

3 Parking Spaces



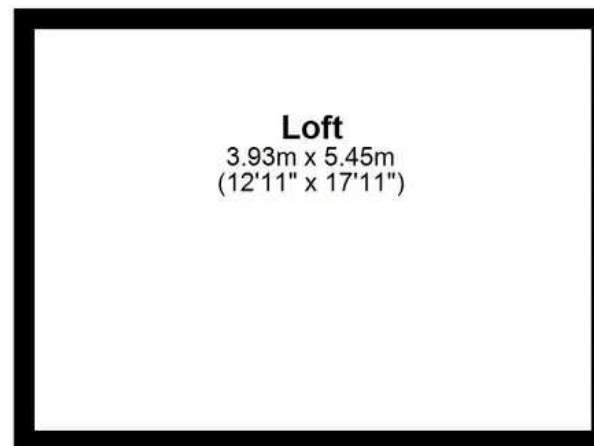
Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



Northgate - Teesside

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