



Barkston Close, Wolviston Court

Billingham



In Excess of £180,000



## Barkston Close

### Wolviston Court

Extended Three Bedroom Semi Detached home with no onward chain, situated on the desirable Wolviston Court in Billingham. This property boasts a driveway and garage, perfect for off-road parking. Nestled in a popular cul-de-sac location, this home features a south-facing rear garden, ideal for soaking up the sun and enjoying the outdoors. The property is conveniently located close to local schools and amenities, providing ease and convenience for residents.

The accommodation comprises a porch, hallway, spacious lounge/diner with an additional separate dining room, a kitchen, landing, bathroom, and three generously sized bedrooms. The property is equipped with gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency for all seasons. This extended home provides ample living space for families and couples alike.

Externally, the property offers a generous outside space perfect for outdoor activities and entertaining guests. The south-facing rear garden provides a sanctuary for relaxation and enjoyment. Additionally, the driveway and garage provide ample parking space for multiple vehicles, a highly sought-after feature in this vibrant area. This property offers an excellent opportunity for those seeking a well-maintained family home in a prime location, ensuring a comfortable and convenient lifestyle for years to come.

Council Tax band: C

EPC Energy Efficiency Rating: C

Tenure: Freehold



#### Porch

1' 7" x 6' 4" (0.47m x 1.93m)

#### Hallway

14' 2" x 6' 0" (4.31m x 1.84m)

#### Lounge/Diner

25' 9" x 12' 2" (7.85m x 3.72m)

#### Dining Room

15' 10" x 7' 10" (4.83m x 2.40m)

#### Kitchen

13' 11" x 7' 1" (4.25m x 2.16m)

#### Landing

9' 0" x 8' 0" (2.75m x 2.43m)

#### Bathroom

5' 4" x 7' 11" (1.63m x 2.41m)

#### Bedroom One

14' 1" x 12' 2" (4.28m x 3.72m)

#### Bedroom Two

11' 7" x 10' 7" (3.53m x 3.22m)

#### Bedroom Three

9' 0" x 7' 5" (2.75m x 2.27m)





**GARDEN**

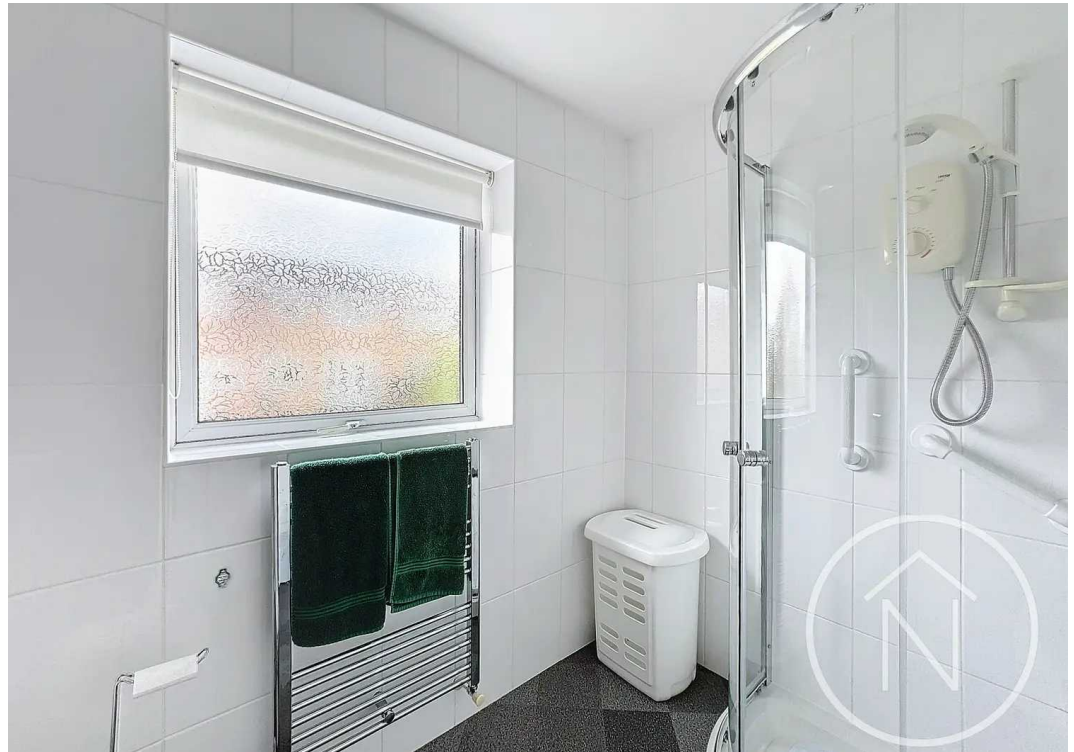
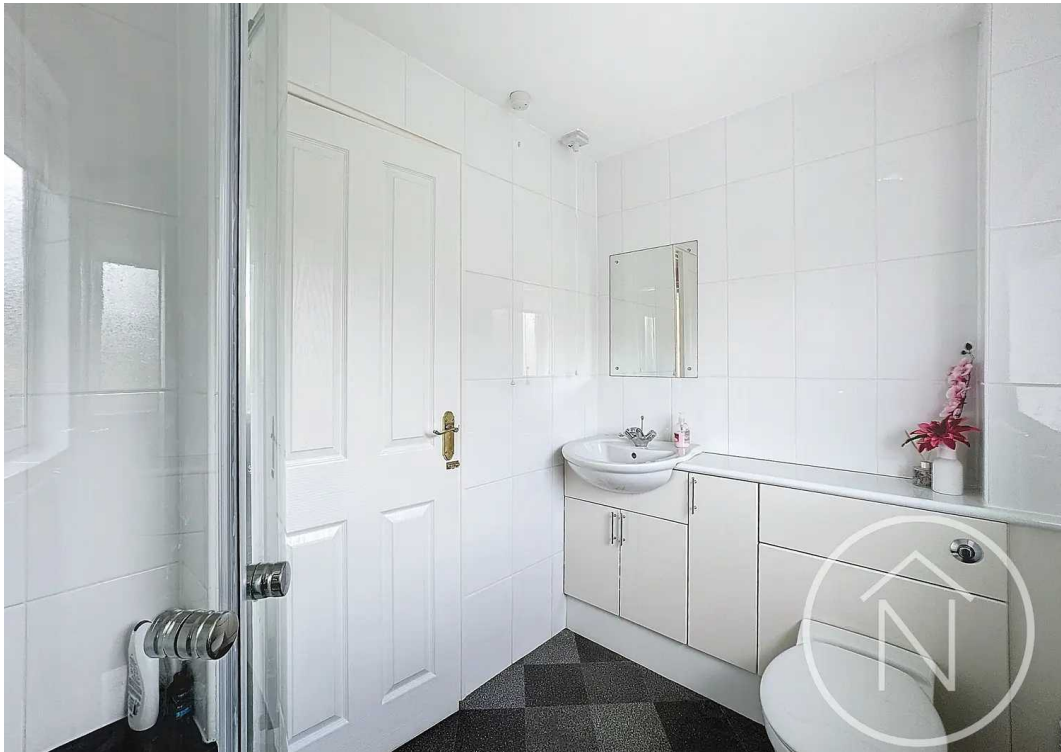
**GARAGE**

Single Garage

**DRIVEWAY**

1 Parking Space

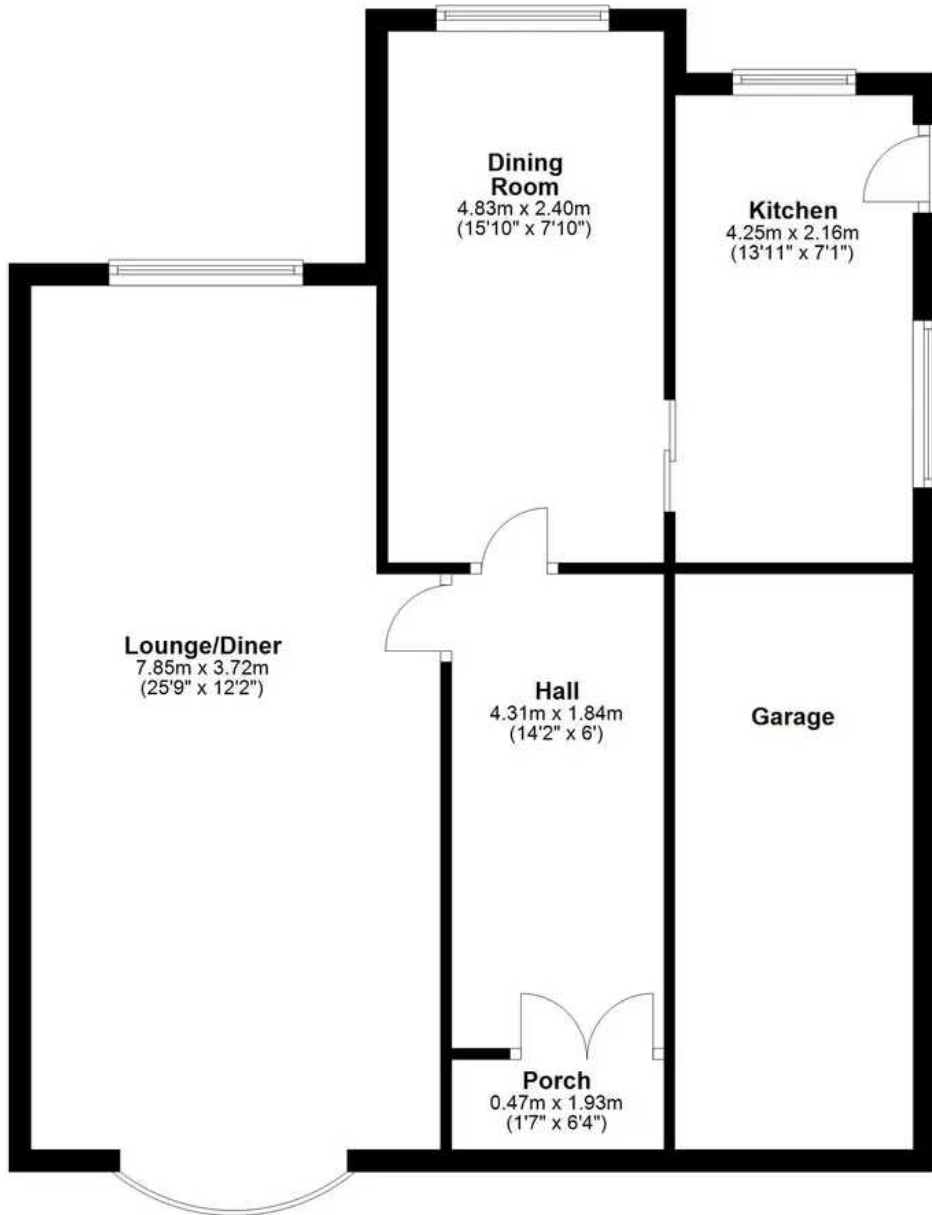






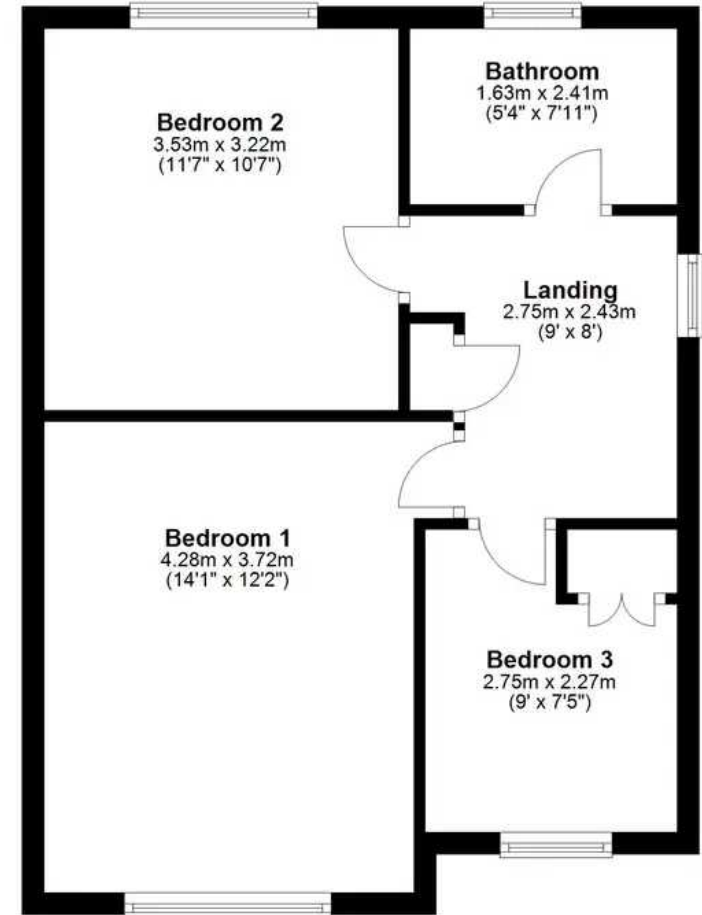
## Ground Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 115.2 sq. metres (1239.7 sq. feet)

floor plan(s) by Northgate<sup>®</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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