



2 The Poplars, Wolviston



In Excess of £325,000



## 2 The Poplars

Wolviston, Billingham

A four bedrooms detached home situated on a large corner plot in Wolviston Village, well maintained and presented throughout. Benefits include good size driveway, UPVC double glazing throughout, gardens to front & rear. In brief the accommodation comprises:

Entrance Hall

Ground Floor W/C

Lounge

Separate Dining Room

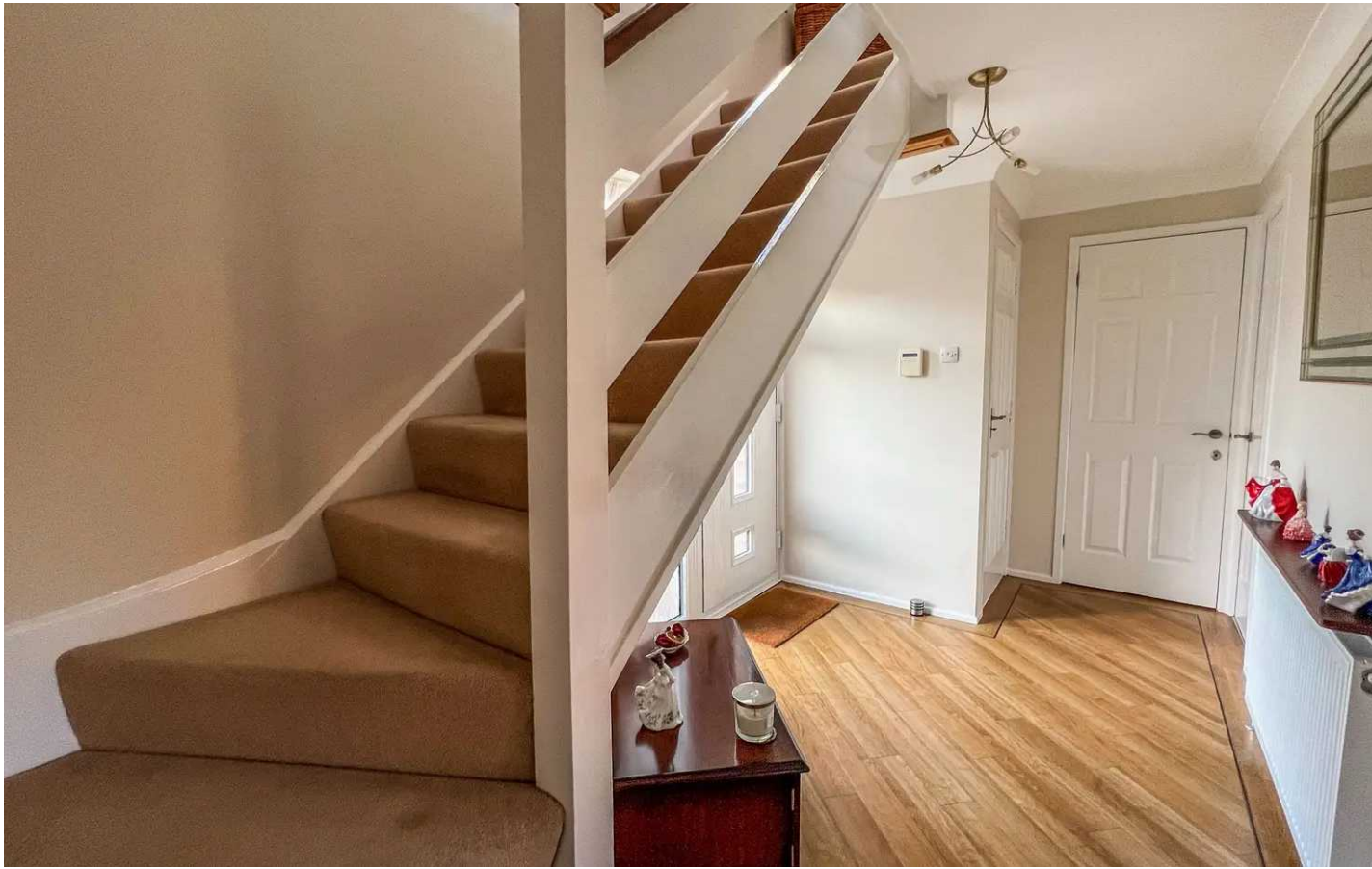
Modern Fitted Kitchen

Bathroom

Four Bedrooms

*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.*



**Entrance Hall**

14' 8" x 7' 1" (4.48m x 2.16m)

**Downstairs WC**

**Lounge**

17' 11" x 12' 0" (5.46m x 3.65m)

**Dining Room**

10' 6" x 9' 10" (3.20m x 3.00m)

**Kitchen**

10' 6" x 8' 8" (3.20m x 2.65m)

**Landing**

14' 2" x 7' 1" (4.33m x 2.15m)

**Bathroom**

7' 9" x 6' 7" (2.37m x 2.00m)

**Bedroom 1**

12' 4" x 10' 6" (3.76m x 3.21m)

**Bedroom 2**

13' 10" x 9' 5" (4.22m x 2.87m)

**Bedroom 3**

10' 6" x 9' 2" (3.21m x 2.79m)

**Bedroom 4**

10' 5" x 7' 1" (3.17m x 2.15m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D









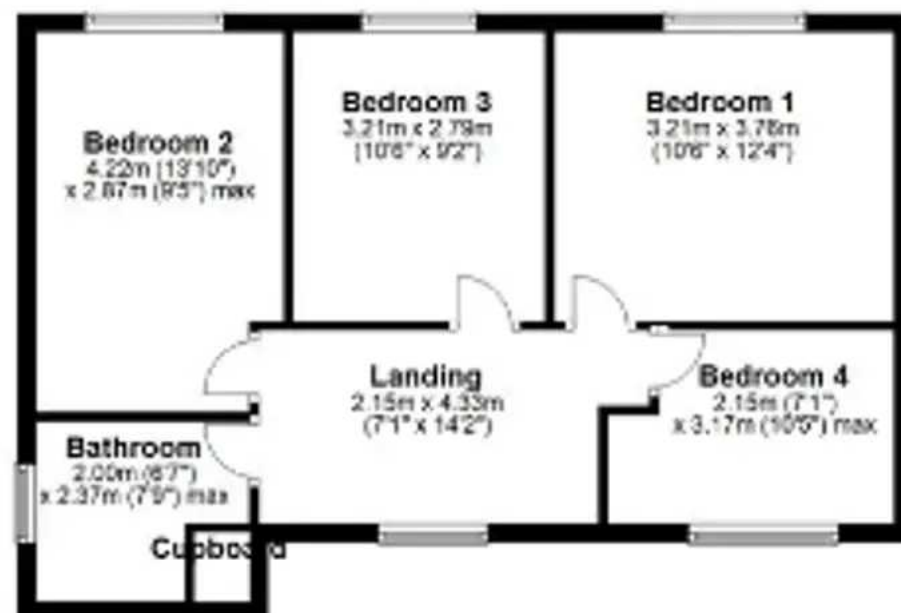
### Ground Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



### First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 116.5 sq. metres (1254.2 sq. feet)

Plan produced by Northgate for illustration purposes only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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