



Carlton Avenue, Wolviston Court

Billingham



In Excess of £170,000





## Carlton Avenue

### Wolviston Court

Nestled in the sought-after Wolviston Court area of Billingham, this charming two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Boasting a desirable no onward chain status, this property is ideal for those looking for a hassle-free move. The accommodation features two reception rooms, a well-appointed kitchen, a shower room, and two inviting bedrooms. With a driveway and garage providing ample off-road parking, this home is further enhanced by UPVC double glazing and gas central heating for added comfort.

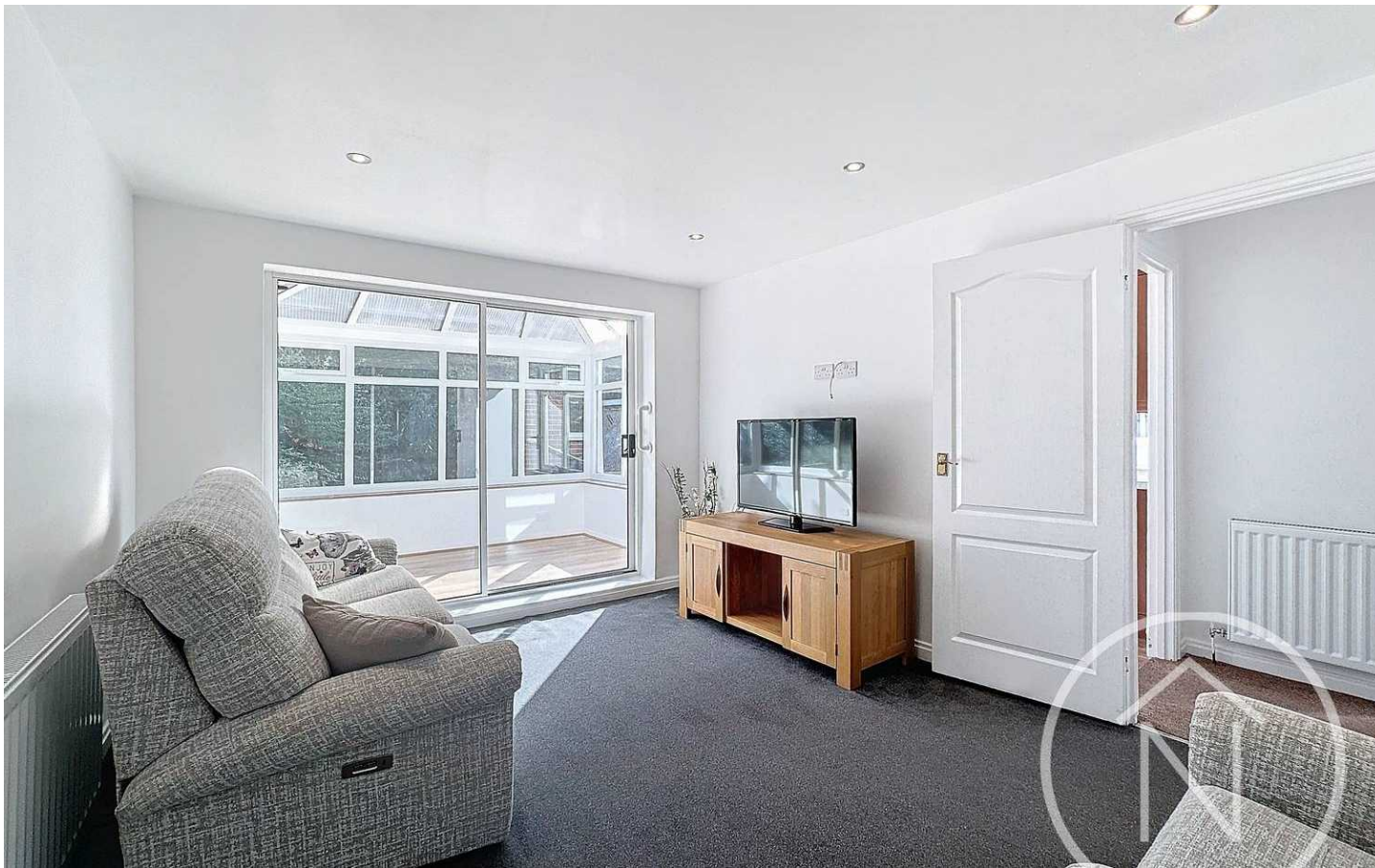
Outside, the property offers a low maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Whether it's for relaxing on a sunny day or entertaining guests, this outdoor space provides a tranquil retreat from the bustle of every-day life. This property is also on the local council's community bus route offering easy access to local amenities. With potential for personal touches and located in a popular & quiet residential area, this property presents a fantastic opportunity for those seeking a cosy yet practical abode to call their own.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

**Lounge**

13' 3" x 10' 8" (4.03m x 3.24m)

**Conservatory**

7' 3" x 9' 10" (2.20m x 3.00m)

**Kitchen**

8' 6" x 8' 9" (2.59m x 2.67m)

**Bathroom**

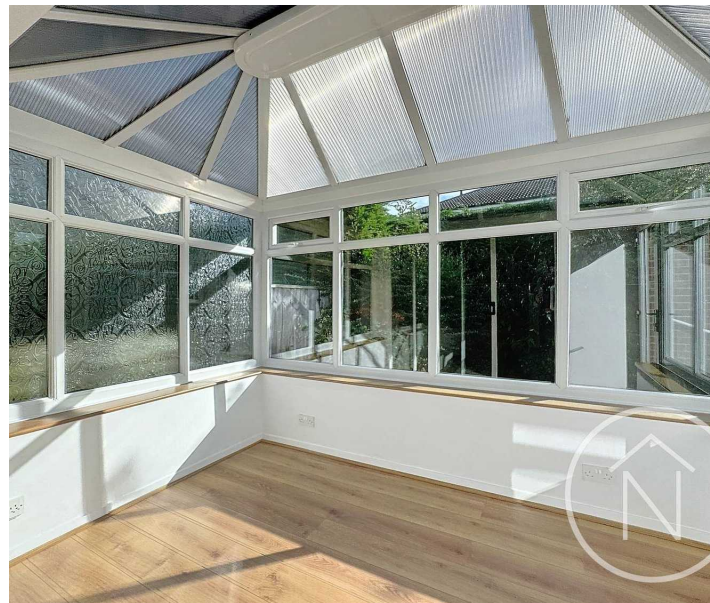
6' 4" x 5' 3" (1.93m x 1.60m)

**Bedroom One**

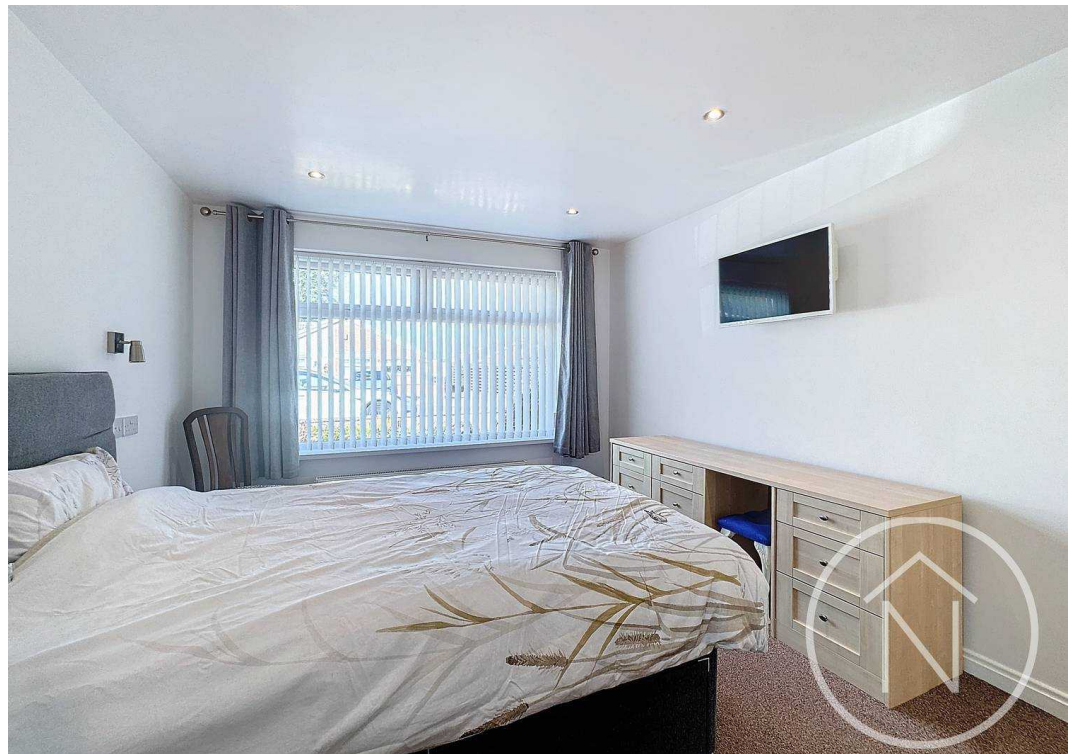
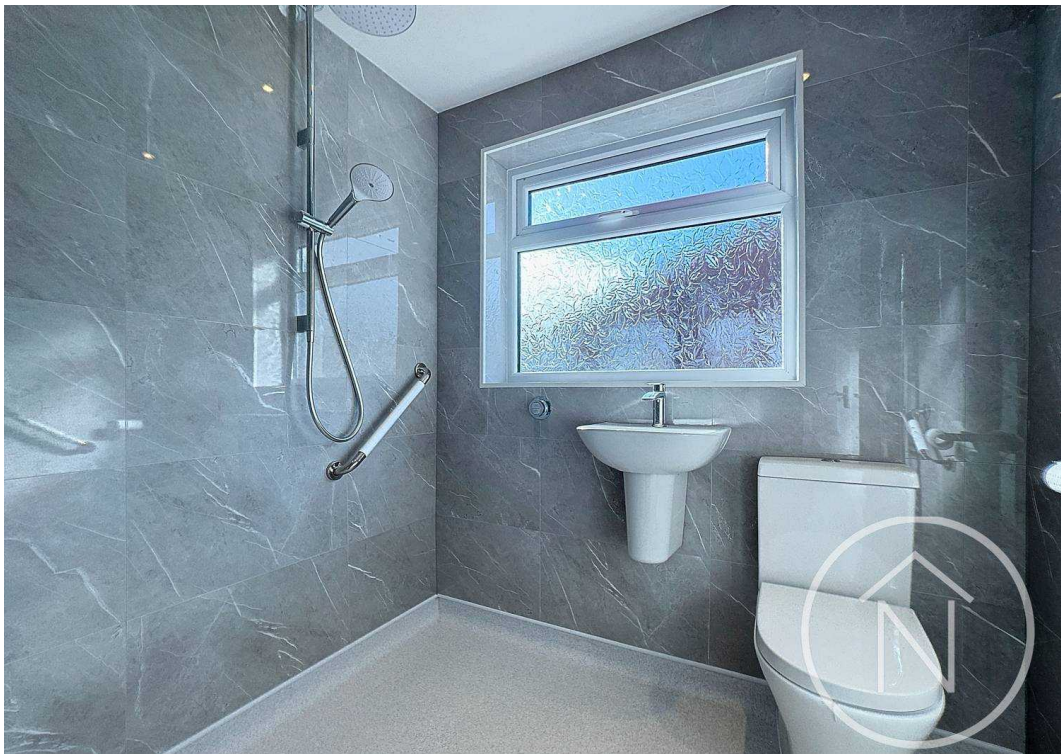
14' 0" x 10' 8" (4.27m x 3.24m)

**Bedroom Two**

8' 9" x 8' 8" (2.67m x 2.64m)



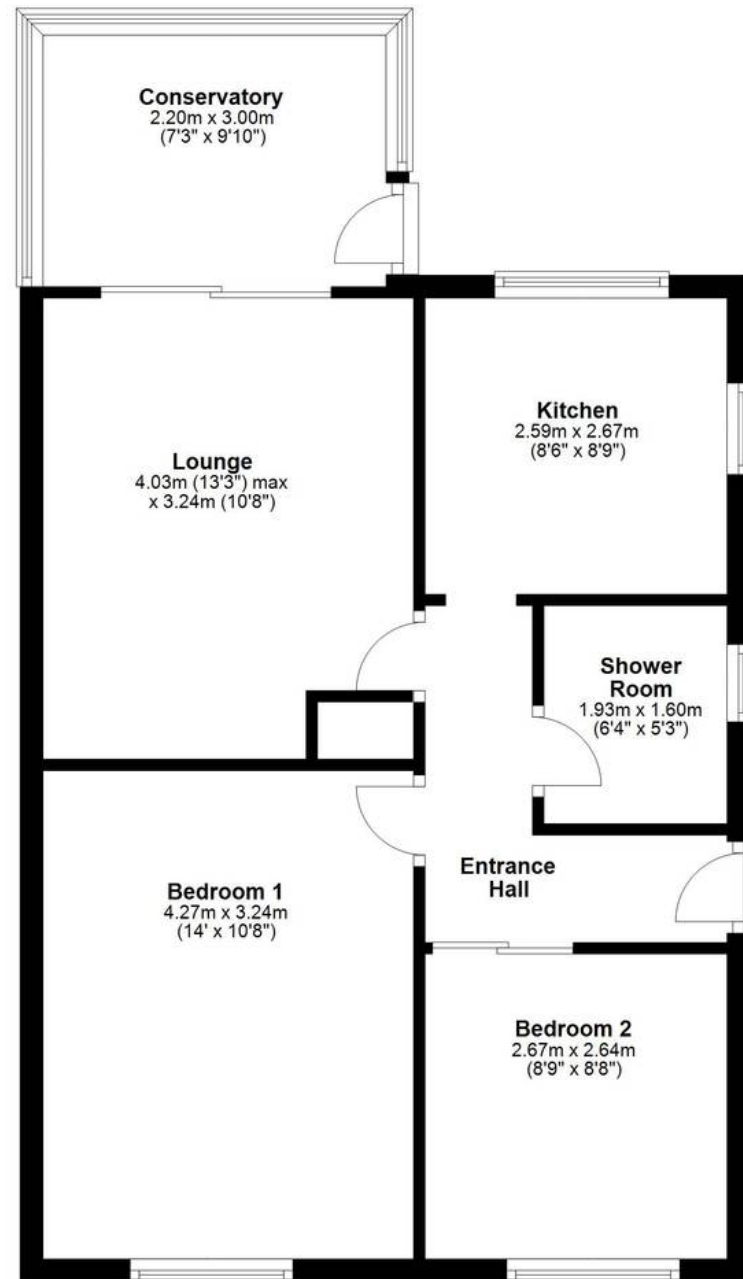






## Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

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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.