



Lutton Crescent, Wolviston Court, TS22 5DZ



Offers Invited Between £240,000 And £250,000 **£240,000**



## Lutton Crescent

### Wolviston Court

Offers Invited Between £240,000 and £250,000

Located on Wolviston Court, this beautiful four-bedroom semi-detached property offers a unique setting with picturesque views backing onto a lush green golf course.

The accommodation is thoughtfully designed, comprising of an entrance hall leading to a spacious open plan lounge/diner, a bright conservatory, and a converted garage currently utilised as a home office but with the potential to be transformed into a convenient ground floor bedroom with an en-suite shower room.

The well-appointed kitchen provides ample storage and workspace. Upstairs, a generous landing leads to a family bathroom and four double bedrooms, offering plenty of space for a growing family or guests. The property boasts a South West facing rear garden, perfect for enjoying outdoor meals or soaking up the sunshine.

Additional features include off-street parking, UPVC double glazing, and gas central heating, ensuring year-round comfort and convenience for the lucky new occupants.

Council Tax band: C

Tenure: Freehold



**Entrance Hall**

17' 0" x 6' 1" (5.19m x 1.86m)

**Lounge**

16' 4" x 12' 2" (4.99m x 3.70m)

**Dining Room**

8' 10" x 10' 3" (2.70m x 3.13m)

**Conservatory**

10' 8" x 8' 0" (3.26m x 2.45m)

**Study**

12' 2" x 7' 7" (3.71m x 2.31m)

**Shower Room**

3' 10" x 7' 7" (1.17m x 2.31m)

**Kitchen**

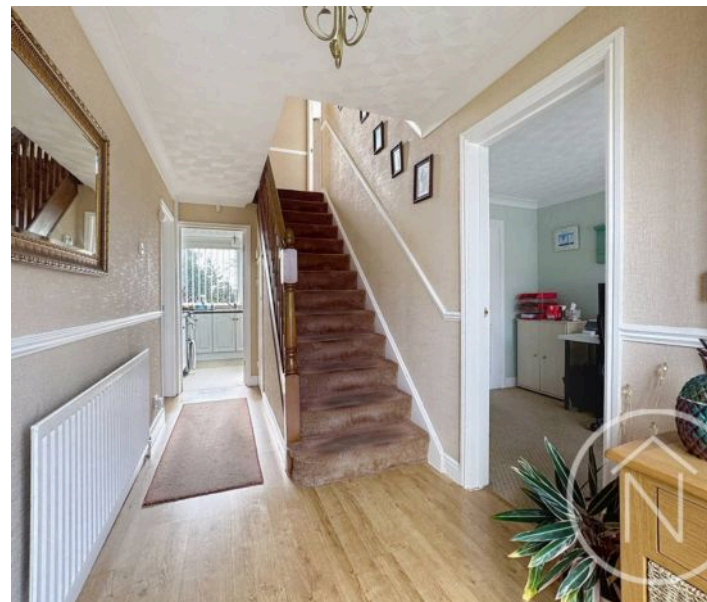
8' 10" x 15' 11" (2.70m x 4.84m)

**Landing**

9' 0" x 7' 10" (2.75m x 2.40m)

**Bathroom**

5' 4" x 7' 10" (1.63m x 2.40m)



**Bedroom One**

14' 5" x 12' 4" (4.39m x 3.77m)

**Bedroom Two**

11' 6" x 10' 6" (3.50m x 3.19m)

**Bedroom Three**

14' 9" x 7' 8" (4.49m x 2.34m)

**Bedroom Four**

9' 0" x 14' 1" (2.74m x 4.28m)

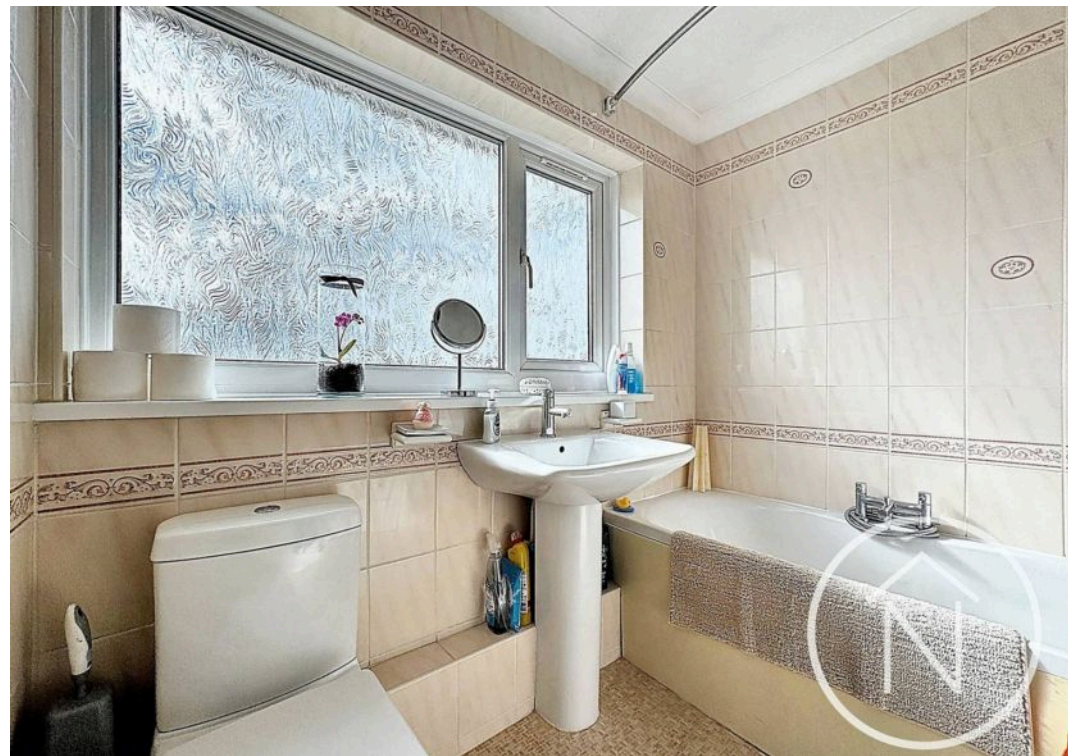


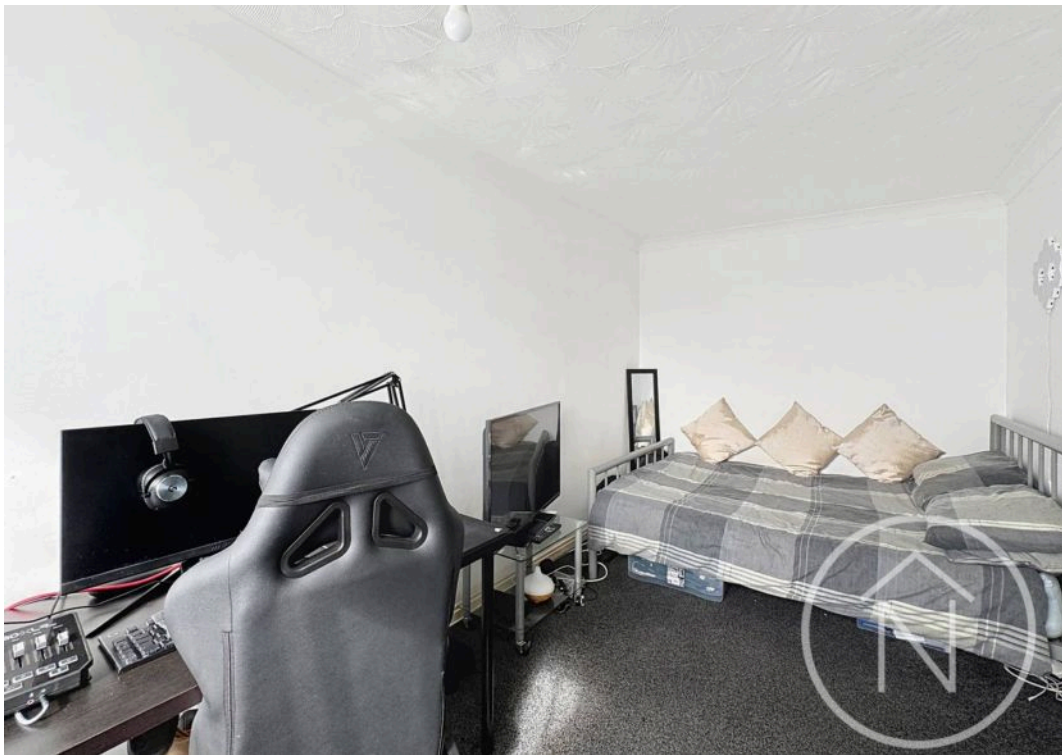
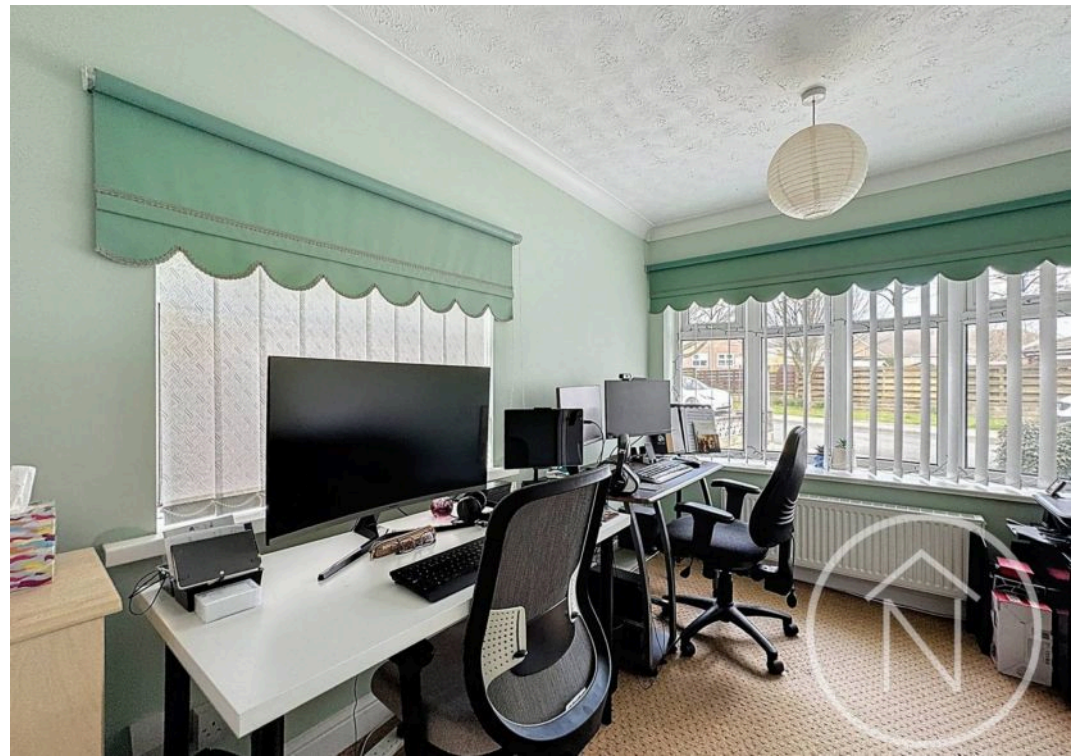
GARDEN

DRIVEWAY

1 Parking Space

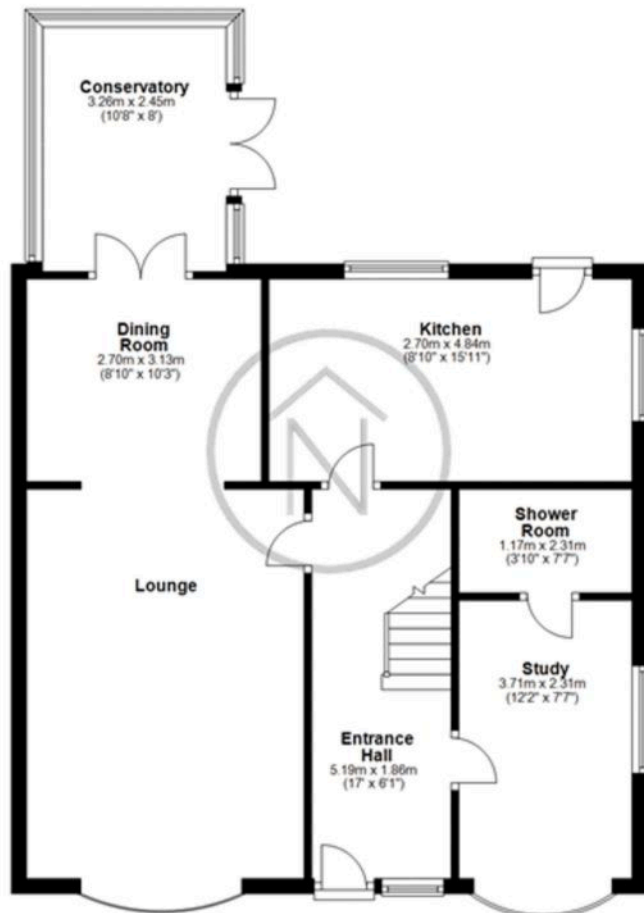






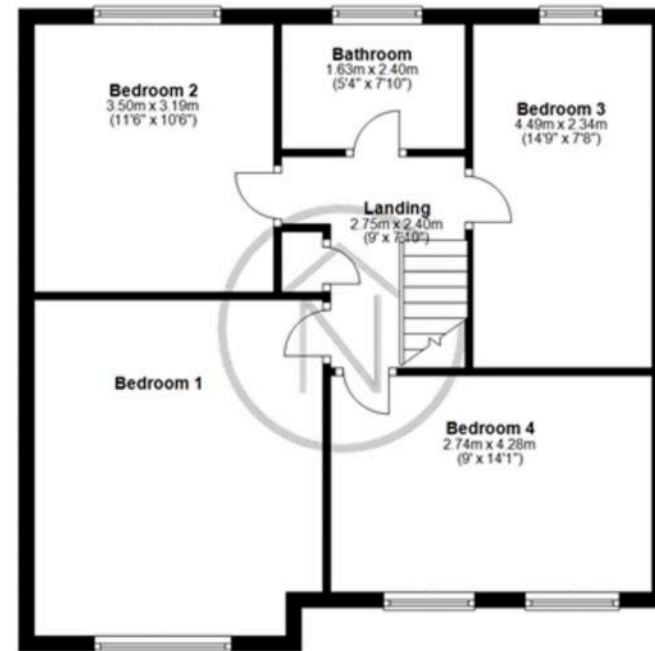


### Ground Floor



Total area: approx. 133.8 sq. metres (1439.9 sq. feet)  
floor plan(s) by Northgate for illustration purpose only all measurements are approximate.  
Plan produced using PlanIt3D.

### First Floor







## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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.