



5 Millais Grove

Wolviston Grange, Billingham, TS23 3WL

Offers in the region of £300,000



For Sale With The Advantage Of No Onward Chain! This Stunning Family Home Offers Two Spacious Reception Rooms, Kitchen With Underfloor Heating, Separate Utility Room, Ground Floor W.C, Four Double Bedrooms, En-Suite To The Master Bedroom, Double Garage, Further Off-Road Parking To The Driveway, Along With A Private Southerly Facing Rear Garden. The Property Has Been Maintained To A High Standard & Sits In A Highly Sought After Cul-De-Sac Location With No Through Traffic.

The Vendor Informs Us The Property & Garage Are Security Alarmed. The Gas Boiler Was Recently Installed In 2019 & Annually Serviced. The Loft Space Is Insulated With Air Vents Installed.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location

Millais Grove Is Positioned In A Cul-De-Sac Location Just Off Bonington Road Surrounded By Many Local Amenities...

High Grange Play Area - 13 Minute Walk

Local Convenience Store, The Pottery Loft, Pizza Takeaway - 11 Minute Walk

Northfield Secondary School - Rating Good & Distance 0.88m

St Michael's Catholic Academy - Rating Good & Distance 1.07m

Wolviston Primary School - Rating Outstanding & Distance 0.46m

Oakdene Primary School - Rating Outstanding & Distance 0.76m

The Wellington Pub/Restaurant - Distance Tmhe Merlin, Billingham Pub/Restaurant - Distance 0.m

Excellent Commuter Access With The A689 & A19 Being Just Minutes Away.

Accommodation Comprises:

Entrance Hallway

Composite Entrance Door, Doors Lead To The Living Room, Kitchen, Dining Room & Cloakroom W.C, Understairs Storage Cupboard, Staircase To First Floor.

Living Room

21'6 x 10'8 (6.55m x 3.25m)

Feature Fireplace, uPVC Double Glazed Window, French Doors To The Rear, Radiators x2.

Dining Room

12'5 x 9'8 (3.78m x 2.95m)

uPVC Double Glazed Window, Radiator.

Kitchen

12'10 x 9'8 (3.91m x 2.95m)

Fitted With A Range Of Base, Wall & Drawer Units, Granite Worksurfaces Incorporating A Sink & Mixer Tap, Integrated Dishwasher, Built-In Oven & Hob, uPVC Double Glazed Window, Radiator, Space For A Table & Chairs, Stone Flooring With Underfloor Heating, Door Leading To The Utility Room.

Utility Room

6'4 x 6'1 (1.93m x 1.85m)

Fitted With A Base Unit, Worksurface With Sink Unit, Space For A Fridge Freezer & Washing Machine, uPVC Double Glazed Door.

Ground Floor W.C

6'1 x 2'10 (1.85m x 0.86m)

Fitted With A White Hand Wash Basin, W.C, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom, Storage Cupboard.

Master Bedroom

12'6 x 10'10 (3.81m x 3.30m)

uPVC Double Glazed Window, Radiator, Door Leading To The En-Suite.

En-Suite Shower Room

6'7 x 6'1 (2.01m x 1.85m)

Fully Tiled & Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Shower, With Underfloor Heating, uPVC Double Glazed Window, Radiator.

Bedroom Two

12'6 x 9'10 (3.81m x 3.00m)

uPVC Double Glazed Window, Radiator.

Bedroom Three

9'11 x 8'9 (3.02m x 2.67m)

uPVC Double Glazed Window, Radiator.

Bedroom Four

9'9 x 8'9 (2.97m x 2.67m)

uPVC Double Glazed Window, Radiator.

Family Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Detached Double Garage

Up & Over Doors, Apex Roof For Storage, Power, Door Leading To The Garden.

Year Built:

1997 - Standard Construction

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: E

Estimate £2,614

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

