



## 73 Grosvenor Road

Wolviston Court, Billingham, TS22 5AW

**£180,000**



No Onward Chain & Vacant Possession - Fully Refurbished Benefiting, New uPVC Double Glazing & Composite Entrance Door, Full Electrical Re-Wire, New Gas Central Heating System & Boiler, Stunning New Kitchen & Bathroom Suite, Along With Fresh Decor, New Carpets/Flooring, External Rendering, New Gutters/Facias And Much More...

The Vendors Have Spared No Expense With The Work Undertaken & The Quality Of Finish Is To A Very High Standard.

Externally, There Is A South Facing Rear Garden & Double Garage (With New Roof) With Driveway Provide Essential Off-Road Parking. The Location Is Highly Sought After & Within Walking Distance To Local Shops, Pubs & Bus Stops.

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:

Travel To The End Of Grosvenor Road, The Property Is Tucked Away On The Left-Hand Side Of The Cul-De-Sac.

Sainsbury's Local & Other Shops - 3 Minute Walk  
The Wynyard Pub - 3 Minute Walk  
The Whitehouse Bus Stop - Number 35 Runs Every 20 - 30 Mins  
Billingham Golf Club - 10 Minute Walk  
Town Centre & The Forum Gym/Swim/Theatre - 4 Minute Drive

Distance Times Estimated Using Google Maps.

### Accommodation Comprises:

#### Entrance Hall

Composite Door, Door Leading To The Lounge.

#### Lounge

10'9 x 15'2 (3.28m x 4.62m )

uPVC Double Glazed Window, Door Leading To The Inner Hallway.

#### Inner Hallway

Doors Leading To The Bedroom, Kitchen & Bathroom.

#### Kitchen

11'1 x 11'2 (3.38m x 3.40m)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surface Incorporating A Composite Sink Unit & Mixer Tap, Built-In Oven, Hob & Extractor, Wall Mounted Vertical Radiator, Spotlights, Door Leading To The Side, Space For A Breakfast Table, Space For A Fridge Freezer & Washing Machine, uPVC Double Glazed Window.

#### Bedroom One

10'9 x 11'9 (3.28m x 3.58m )

uPVC Double Glazed Window, Radiator.

#### Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)

uPVC Double Glazed Window, Radiator.

#### Bathroom

Walk-In Shower Cubicle With Waterfall Shower, Wash Hand Basin, W.C, uPVC Double Glazed Window With Privacy Glass, Radiator, Spotlights.

#### Loft Space

Ideal For Storage, Location Of The Boiler.

#### Double Garage

Up & Over Door, Power Supply, Door Leading To The Garden & Main Building.

#### Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

#### Council Tax Band:

Council Tax Estimate £1,901

#### Disclaimer

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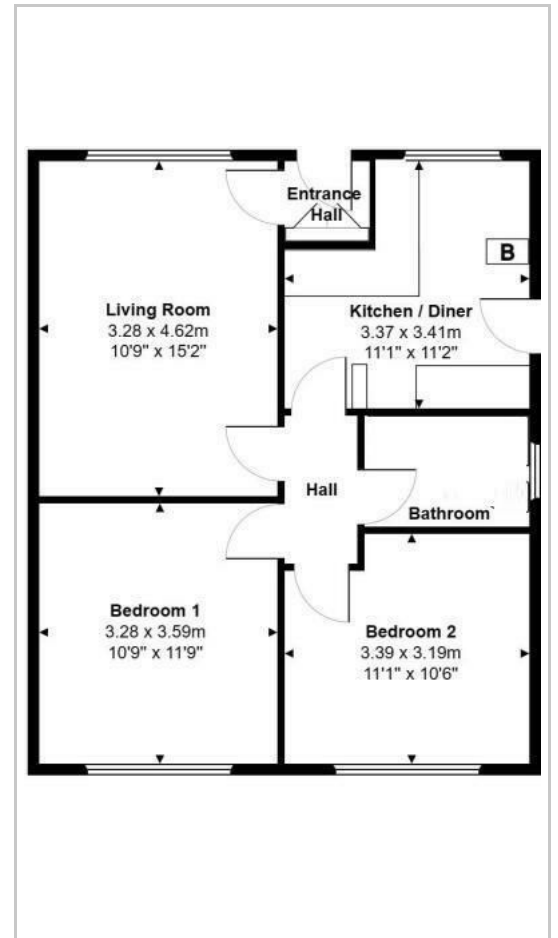
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## Area Map



## Floor Plans



## Energy Efficiency Graph

