



35 Whitehouse Road

Wolviston Court, Billingham, TS22 5EP

Offers in excess of £350,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession. A Substantial Size Family Home Constructed In The 1960's To A Bespoke Design Of Which The Current Vendor Had Much Input. The Property Is In Excellent Condition & Has Been Lovingly Maintained Over The Years. Some Original Features Include; A Warm Air Heating System, In Immaculate Condition Elizabeth Rose Kitchen Units & Wood Veneer Doors. This Generous Plot & Integral Garage Provides The Opportunity For The New Owner To Perhaps Extend Further & Create Additional Living Space (Subject To Planning Permission). Detached Homes On Whitehouse Road Are Rarely Available To Purchase, In Particular With Such Stunning Views Of Billingham Golf Course & A Delightful South Facing Rear Garden.

The Vendor Informs Us The Windows Are uPVC Double Glazed, Approximately 6 Years Old & In Immaculate Condition. The Front Entrance Door Is Of Composite Material. The Garage Door Has Been Recently Replaced. The Floor/Foundation Is Concrete. The Loft Space Is Insulated With Space For Storage Constructed With Solid Timbers.

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

Positioned In A Sought After Area Of Billingham In Wolviston Court.

Northfield School & Sports College - 15 Minute Walk
Priors Mill Primary School - 10 Minute Drive
The Wynyard Pub - 5 Minute Drive
Sainsburys Local Supermarket - 5 Minute Walk
Billingham Golf Course - 10 Minute Walk
Forum Theatre, Gym & Swim - 17 Minute Walk, 3 Minute Drive

Bus Routes: The 35 Bus & Stop Is Opposite Wilmire Road Which Runs To Billingham Town Centre.

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Porch

6'11" x 2'11" (2.13m x 0.91m)

Composite Entrance Door, uPVC Double Glazed Windows, Door Leads To Hallway.

Entrance Hallway

8'0" x 4'0" (2.44m x 1.22m)

Access To Lounge, Kitchen & Dining Room & Staircase To First Floor.

Lounge

18'0" x 14'0" (5.49m x 4.27m)

uPVC Double Glazed Bay Window, Gas Fire.

Dining Room

10'0" x 12'0" (3.05m x 3.66m)

uPVC Double Glazed Window, Space For Dining Table & Chairs, Serving Hatch From The Kitchen.

Kitchen

12'0" x 14'0" (3.66m x 4.27m)

Fitted With A Range Of Base, Wall & Drawer Units, Worksurfaces Incorporating A Sink Unit & Mixer Tap, uPVC Double Glazed Windows x2, Space For Appliances, Storage Cupboard & Lockable Door Leading To The Rear Lobby.

Rear Lobby

Door Leading To The Rear Garden, Door Leading To The W.C.

Ground Floor W/C

8'11" x 2'11" (2.74m x 0.91m)

Fitted With White W/C, uPVC Double Glazed Window.

First Floor Landing

6'11" x 6'11" (2.13m x 2.13m)

Doors Lead To The Bedrooms & Bathroom.

Bedroom One

14'0" x 10'0" (4.27m x 3.05m)

Fitted Wardrobes, uPVC Double Glazed Window.

Bedroom Two

14'0" x 10'0" (4.27m x 3.05m)

Fitted Wardrobes, uPVC Double Glazed Window.

Bedroom Three

12'0" x 10'0" (3.66m x 3.05m)

uPVC Double Glazed Window.

Bedroom Four

8'0" x 6'11" (2.44m x 2.13m)

uPVC Double Glazed Window.

Family Bathroom

10'0" x 6'0" (3.05m x 1.83m)

Fitted With A Three Piece Suite Compromising; Bath With Overhead Shower, Hand Wash Basin, W/C, uPVC Double Glazed Window, Storage Cupboard.

Integral Garage

Side Hung Timber Doors, Power Supply, Door Leading The Side Of The Garden.

Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: E

Council Tax Estimate £2,614

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

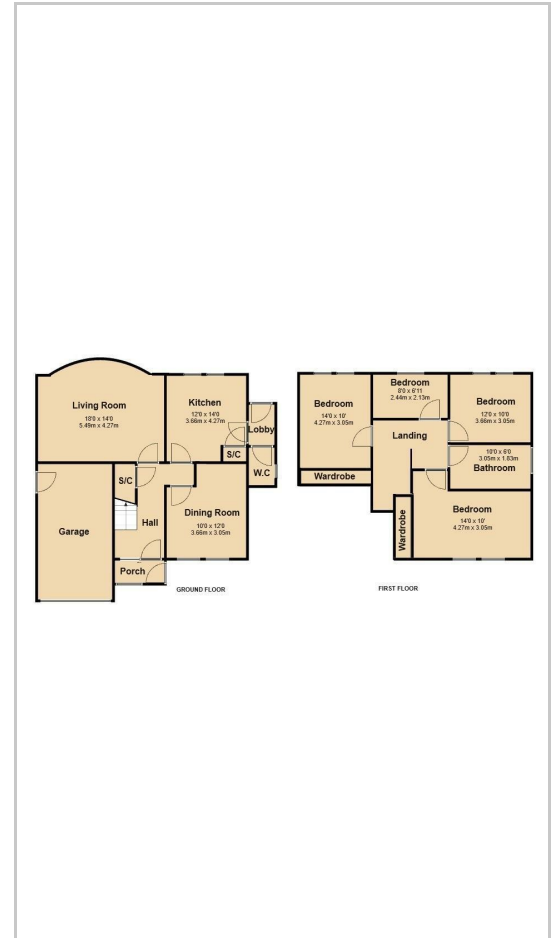
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

