



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 Comprising; 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

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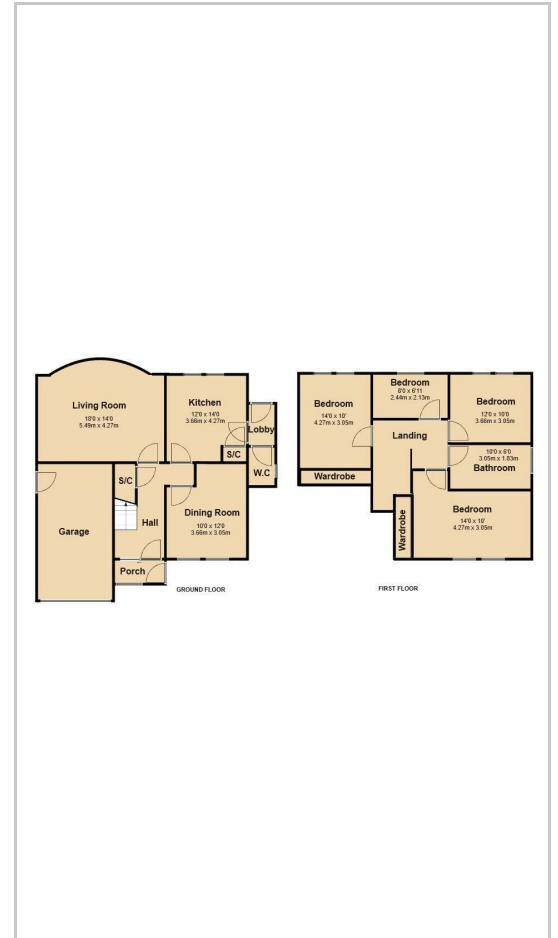
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Area Map



Floor Plans



Energy Efficiency Graph

