



## 22 Landseer Drive

Wolviston Grange, Billingham, TS23 3GF

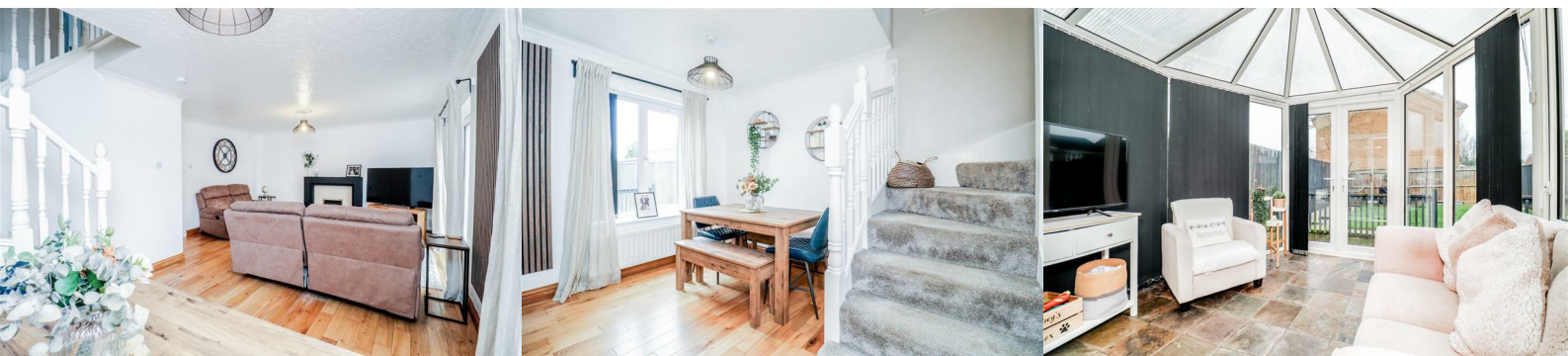
**Offers in excess of £210,000**



A Beautiful Family Home In A Popular Cul-De-Sac Location. Recently Re-Decorated & Spacious Throughout With Open Plan Lounge/Diner, Good Size Kitchen With Built-In Oven & Integrated Appliances, Patio Doors Opening To The Conservatory Leading Out Onto A Private Garden With Decked Seating Area. To The First Floor Are Three Double Bedrooms With The Master Benefiting Fitted Wardrobes & An En-Suite Shower Room, A Spacious Family Bathroom With A Victorian Style Freestanding Roll Top Bath.

Externally, The Double Length Driveway Provides Off-Road Parking. An Integral Garage Offers The Potential For A Conversion, Subject To Planning Permission. The Vendor Informs Us The En-Suite Was Updated Around 3 Years Ago & The Kitchen Updated Around 2 Years Ago.

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:**

Landseer Drive Can Be Accessed Via Longfellow Road In Wolviston Grange, Billingham. There Are Many Local Amenities & Reputable Schools Within Walking Distance.

- High Grange Shops - 7 Minute Walk
- Priors Mill Primary School - 20 Minute Walk
- Northfield School & Sport College - 20 Minute Walk
- Bede Sixth Form College - 15 Minute Walk
- High Grange Play Area - 7 Minute Walk
- The Kings Arms Pub - 10 Minute Walk
- The Owington Farm Pub - 10 Minute Walk

Distance Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**

Entrance Door, Leads To Kitchen, Lounge/Diner & Integral Garage, Radiator.

**Lounge/Diner**

Feature Gas Fireplace, French Doors To The Conservatory, uPVC Double Glazed Window, Space For A Dining Table & Chairs, Radiator, Staircase To The First Floor.

**Kitchen**

Fitted With A Modern Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Integrated Appliances, Built In Oven & Hob With Overhead Extractor Fan, uPVC Double Glazed Window, Radiator.

**Conservatory**

uPVC Double Glazed Windows & Doors To The Rear.

**First Floor Landing**

uPVC Double Glazed Window, Open Spindle Balustrade, Storage Cupboard, Access To Bedrooms & Bathroom.

**Master Bedroom**

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**

White Hand Wash Basin, Shower, W/C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window.

**Bedroom Two**

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Bedroom Three**

uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Suite Comprising; Hand Wash Basin, Freestanding Roll Top Bath Tub, W/C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window.

**Integral Garage**

Up & Over Door, Power Supply.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: C**

Estimate £1,901

**Disclaimer**

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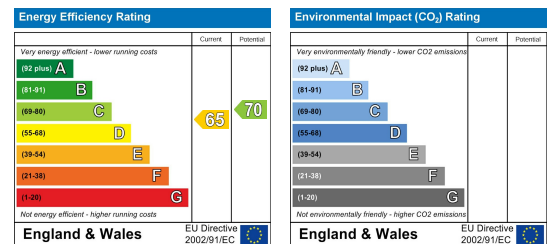
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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