



## 1 Castleton Drive

Wolviston Court, Billingham, TS22 5AR

**Offers in excess of £290,000**



A Stunning Property Which Will Appeal To A Variety Of Buyers. With Versatile Accommodation Over Two Floors. Benefiting A Ground Floor Bedroom/Office, Shower Room & Two Sitting Rooms! The Vendor Has Recently Re-Decorated Throughout Making This Lovely Home Ready To Move Straight Into.

The Gas Combi Boiler Was Installed In 2016 & Serviced Yearly. A Gas Safety Certificate Is Supplied Dated June 2022. A Electrical EICR Certificate Is Supplied Dated June 2022 & Valid Until 2027. Several Windows & Doors Were Replaced In 2019/2020 & Are uPVC Double Glazed. New 'Cottage' Style Internal Doors Were Installed In July 2022. The Driveway Provides Off-Road Parking & Leads To A Single Garage.

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:**

From Whitehouse Road, Turn Right Onto Castleton Drive. The Property Sits On The Left-Hand Side.

- Priors Mill C of E Primary School - 7 Minute Walk
- Northfield School & Sports College - 14 Minute Walk
- St Paul's Catholic Primary School - 18 Minute Walk
- St Michael's Catholic Academy - 7 Minute Drive
- The Wynyard, Sainsburys, Parade Of Shops - 6 Minute Walk
- Forum Theatre Billingham - 20 Minute Walk/4 Minute Drive
- Billingham Golf Club - 10 Minute Walk

Distance Times Estimated Using Google Maps.

**Entrance Porch**

uPVC Double Glazed Door & Windows, Tiled Flooring, Door Leading To The Hallway.

**Entrance Hallway**

Wood Flooring Throughout, Doors Leading To The Living Room, Kitchen, Bedroom/Office, Shower Room & Sitting Room, Staircase To The First Floor Landing, Radiator.

**Living Room**

Feature Brick Fireplace With Dimplex Optiflame Electric Fire With Convincing Flame Illusion, uPVC Double Glazed Windows x3, Radiator,

**Kitchen**

Fitted With A Range Of Cream Shaker Style Base, Wall & Drawer Units, Butcher Block Solid Wood Work Surfaces, Range Cooker With Extractor Hood Over, Belfast Style Sink Unit, Velux Window To Rear, Radiator, uPVC Double Glazed Door & Double Glazed Windows To The Rear, Opening Through To The Sitting Room/Dining Room.

**Sitting Room/Dining Room**

uPVC Double Glazed French Doors To The Rear, Wood Flooring, Radiator.

**Ground Floor Bedroom/Office**

uPVC Double Glazed Window, Radiator, Spotlights To The Ceiling.

**Ground Floor Shower Room & W.C**

Fully Tiled, White Vanity Wash Hand Basin, W.C, Corner Shower Cubicle, Vertical Designer Radiator, uPVC Double Glazed Windows x2.

**First Floor Landing**

Doors Leading To The Bedrooms & Bathroom, Storage Cupboard, Radiator.

**Bedroom One**

uPVC Double Glazed Window, Radiator, Door Leading To The Walk-In Closet & Door To Further Eve Storage.

**Walk In Closet**

Velux Window.

**Bedroom Two**

uPVC Double Glazed Window, Radiator, Door Leading To The W.C, Built In Wardrobe.

**W.C**

White W.C, Wash Hand Basin, Radiator.

**Family Bathroom**

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

**Garage**

Remote Controlled Electric Roller Door, Power & Plumbing For A Washing Machine.

**Energy Performance Rating: D**

The Full EPC Certificate Is Available Upon Request,

**Council Tax Band: D**

Council Tax Estimate £2,138

**Disclaimer:**

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

