



6 Ganton Close

Wolviston Court, Billingham, TS22 5RE

Offers in excess of £220,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession - A Well Maintained Family Home In A Highly Sought After Location, Just Off Skripka Drive On Wolviston Court. Benefiting Three Spacious Bedrooms, An Open Plan Lounge/Dining Area, Good-Size Conservatory, Neutral Kitchen & Bathroom, Essential Ground Floor W.C & A Delightful South Facing Rear Garden!

Externally, The Double Length Driveway Provides Off-Road Parking Leading To An Attached Garage. The Garage Offers The Potential For A Conversion, Subject To Planning Permission.

The Vendor Informs Us The Baxi Combi Boiler Is Around 5 Years Old.

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 Onto Skripka Drive. Then Onto Ganton Close, The Property Sits On The Right-Hand Side.

- Priors Mill C of E Primary School - 12 Minute Walk
- Northfield School & Sports College - 11 Minute Walk
- St Paul's Catholic Primary School - 10 Minute Walk
- St Michael's Catholic Academy - 8 Minute Drive
- The Wynyard, Sainsburys, Parade Of Shops - 10 Minute Walk
- Forum Theatre Billingham - 30 Minute Walk/6 Minute Drive
- Billingham Golf Club - 13 Minute Walk/3 Minute Drive

Distance Times Estimated Using Google Maps.

Externally

Double Length Driveway Leading To The Garage. Secure Side Gated Access To The Garden. South Facing Rear Garden With Lawn Patio. Door Leading To The Garage

Entrance Hallway

Entrance Door, Storage Cupboard, Access To Lounge, Ground Floor W.C & Staircase To First Floor.

Lounge

15'5" x 10'2" (4.72 x 3.11)
Feature Fire, Radiator, Patio Doors To The Rear.

Dining Room

10'11" x 8'10" (3.34 x 2.71)
Space For Dining Table & Chairs, Doors Leading To The Conservatory.

Kitchen

10'5" x 8'10" (3.18 x 2.70)
Fitted With A Range Of White Base, Wall & Drawer Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob, Integrated Fridge & Dishwasher, Radiator, uPVC Double Glazed Window.

Conservatory

uPVC Double Glazed Windows, Door To The Rear.

Ground Floor W/C

3'11" x 5'3" (1.20 x 1.62)
Fitted With A Suite Comprising: Hand Wash Basin, W/C, uPVC Double Glazed Window.

First Floor Landing

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

Bedroom One

10'4" x 8'9" (3.17 x 2.68)
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

8'9" x 12'9" (2.68 x 3.90)
uPVC Double Glazed Window, Radiator.

Bedroom Three

8'10" x 8'6" (2.71 x 2.61)
uPVC Double Glazed Window, Radiator.

Family Bathroom

6'4" x 7'5" (1.94 x 2.27)
Fitted With A Suite Comprising: Hand Wash Basin, Jacuzzi Panelled Bath With Overhead Shower, W.C, Radiator, uPVC Double Glazed Window.

Loft Space:

Part Boarded For Further Storage.

Attached Garage

U & Over Door, Power Supply, Apex Roof For Storage, Door Leading To The Rear Garden.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Estimate £2,091

Disclaimer

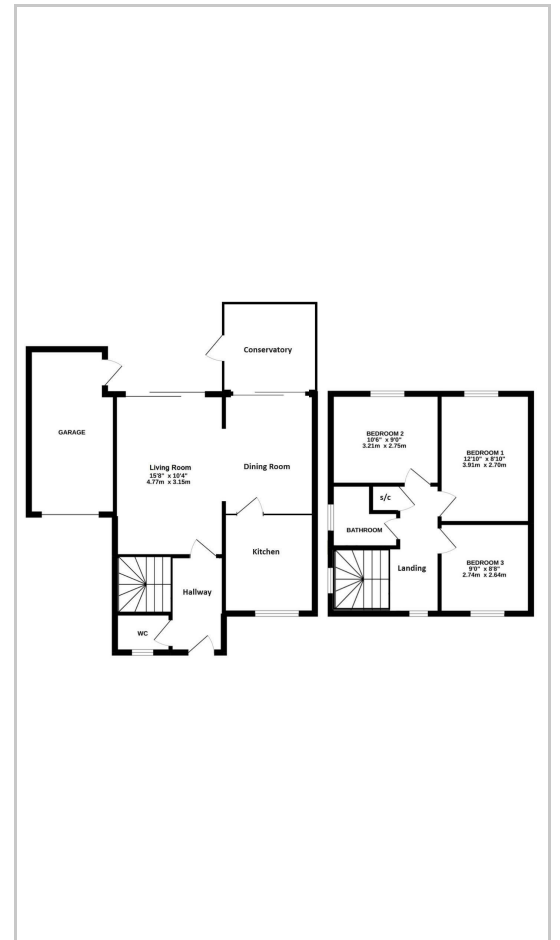
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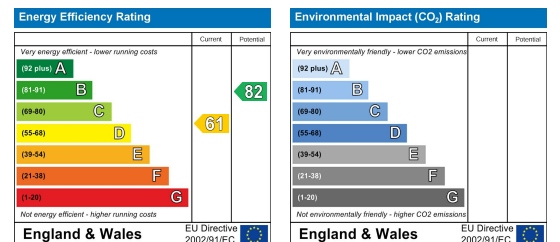
Area Map



Floor Plans



Energy Efficiency Graph



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