



## 6 Ganton Close

Wolviston Court, Billingham, TS22 5RE

**Offers in the region 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**

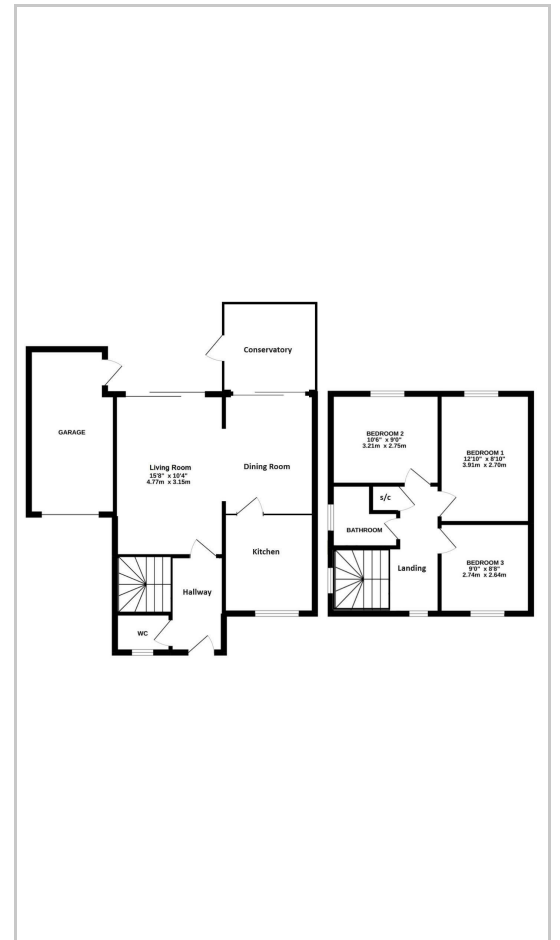
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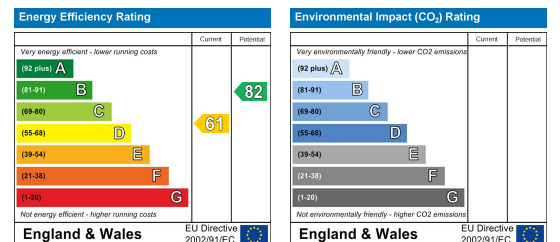
## Area Map



## Floor Plans



## Energy Efficiency Graph



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