



## 31 Lutton Crescent

Wolviston Court, Billingham, TS22 5DZ

**Offers in the region of £195,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession - Situated In A Sought-After Location In Wolviston Court, Billingham, This Delightful Family Home Is A True Gem Waiting To Be Discovered. Boasting An Open Through Lounge/Diner, Three Cosy Bedrooms, And A Well-Appointed Bathroom, This Property Offers A Comfortable And Inviting Living Space For You And Your Family.

The Prime Location Of This House Is Truly A Standout Feature, Offering Stunning Views Overlooking The Picturesque Billingham Golf Course. Imagine Waking Up To The Serene Beauty Of The Greenery Every Morning, A True Delight For Any Nature Lover.

Step Outside Into The Established South/West Facing Rear Garden, Complete With A Patio Area, Lush Plants, And Beautiful Shrubs. This Outdoor Space Is Perfect For Hosting Summer Barbecues, Enjoying A Morning Coffee, Or Simply Unwinding After A Long Day.





**Location:**

From Whitehouse Road, Turn Onto Sandy Lane, Take The 2nd Right Turn Onto Langton Avenue, Follow The Road To The End Then Turn Left Onto Lutton Crescent, The Property Sits On The Right-Hand Side.

- Priors Mill C of E Primary School - 13 Minute Walk
- St Paul's Catholic Primary School - 15 Minute Walk
- Northfield School & Sports College - 15 Minute Walk
- The Wynyard, Whitehouse Rd - 8 Minute Walk
- Billingham Golf Club - 2 Minute Walk (Footpath To The Rear From Garden)
- Town Centre, Forum Theatre & Activ8 Gym/Swim - 5 Minute Drive
- A19 - 4 Minute Drive
- A689 - 6 Minute Drive

Distance Times As Suggested By Google Maps

**Entrance Porch**

uPVC Double Glazed Door & Window, Door Leading Into The Hallway.

**Entrance Hallway**

Access To Lounge, Kitchen, Understairs Storage Cupboard, Staircase To The First Floor, Radiator.

**Lounge/Dining Area**

Chimney Breast & Fireplace, uPVC Double Glazed Window & Patio Doors, Radiators x2.

**Kitchen/Diner**

Fitted With A Range Of Base, Wall And Draw Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built-In Oven, Hob With Overhead Extractor Hood, Space For Appliances, Space For A Dining Table & Chairs, Storage Cupboard, uPVC Double Glazed Window, Radiator.

**First Floor Landing**

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

**Bedroom One**

uPVC Double Glazed Window, Radiator.

**Bedroom Two**

uPVC Double Glazed Window, Radiator.

**Bedroom Three**

uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Wet Room With W/C, Hand Wash Basin, Shower, uPVC Double Glazed Window, Radiator.

**Loft Space**

Part Boarded For Further Storage.

**Garage**

Remote Control Electric Door, Power Supply.

**Energy Efficiency Rating: TBC**

The Full Energy Efficiency Rating Is Available On Request.

**Property Information**

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: C
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction - The Property Has Experienced Historical Subsidence & Been Underpinned To Resolve.
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. With Accessibility Modifications.
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

**Disclaimer**

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

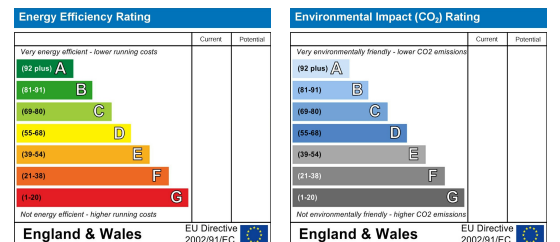
## Area Map



## Floor Plans



## Energy Efficiency Graph



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