



2 Austen Close

Wolviston Grange, Billingham, TS23 3GT

Offers in excess of £300,000



Benefiting No Onward Chain & Vacant Possession - This Stunning Detached Home Is Freshly Decorated & With Newly Laid Carpets, Ready For Its New Owners To Move Straight Into. With A Spacious Living Room, Large Conservatory, Four Bedrooms, And Two Bathrooms, This Property Offers Ample Space For Comfortable Living.

Built In 2000, This Home Spans 1,420 Sq Ft And Sits On A Generous Plot, Complete With A Concrete Imprint Driveway That Adds To Its Curb Appeal. The Interior Is Equally Impressive, Featuring A Stunning 21 Ft. Kitchen With Integrated Appliances, Perfect For Whipping Up Delicious Meals For Family And Friends.

Convenience Is Key With A Utility Room And Ground Floor W.C, Adding To The Functionality Of The Space. The En-Suite In The Master Bedroom Provides A Touch Of Luxury, Ensuring A Peaceful Retreat At The End Of The Day.



Location
Austen Close Is Positioned In A Cul-De-Sac Location Just Off Longfellow Road Surrounded By Many Local Amenities.

High Grange Park - 8 Minute Walk
Local Spar/Convenience Store - 2 Minute Walk
Northfield Secondary School - 5 Minute Drive
St Michael's Catholic Academy - 5 Minute Drive
Wolviston Primary School - 5 Minute Drive

Excellent Commuter Access With The A689 & A19 Being Just Minutes Away.

Note
The Vendor Informs Us The Gas Combi Boiler Is Around 6 Years Old, With Annual Service History & Valid Gas Safety Certificate. There's Also A Valid EICR Electrical Certificate Present. New Carpets. Energy Efficient Rated 72/79 - C. Planning Permission Approved For The Erection Of The Conservatory - (STPP) Subject To Planning Permission.

Entrance Hallway
Entrance Door, Provides Access To The Kitchen & Living Room, Staircase To The First Floor Landing, Under Stairs Storage Cupboard.

Living Room
uPVC Double Glazed Window To The Front Aspect, Radiator.

Kitchen/Diner
Fitted With A Range Of Modern Base, Wall & Drawer Units, Granite Work Surface Incorporating A Sink Unit & Chrome Mixer Tap, Complementary Backsplash, Built-In Oven, Gas Hob & Overhead Extractor Fan, Integrated Dishwash & Fridge Freezer, Space For A Breakfast Table & Chairs, uPVC Double Glazed Window To The Rear, Radiator, Door Leading To The Utility Room & W.C, Door Leading To The Hallway, French Doors Leading To The Conservatory.

Utility Room
Fitted With Base & Wall Units, Granite Work Surface Incorporating A Sink Unit With Mixer Tap, Space For Appliances, Door Leading To The W.C, Door Leading To The Garden.

Ground Floor W.C
White Hand Wash Basin, W.C, Radiator, uPVC Double Glazed Window.

Conservatory
uPVC Double Glazed Construction With French Doors Leading To The Garden, Radiator.

First Floor Landing
Access To Bedrooms & Bathroom.

Master Bedroom
uPVC Double Glazed Window, Storage Cupboard, Radiator, Door To The En-Suite.

En-Suite Shower Room
Walk In Shower Cubicle, White Vanity Hand Wash Basin & W.C, Raditaor, uPVC Double Glazed Window.

Bedroom Two
uPVC Double Glazed Window, Radiator.

Bedroom Three
uPVC Double Glazed Window, Radiator.

Bedroom Four
uPVC Double Glazed Window, Radiator.

Family Bathroom
Fitted With A White Suite Comprising Bathr With Shower Over & Screen, Vanity Hand Wash Basin & W.C, Raditaor, uPVC Double Glazed Window.

Loft Space
Insulated.

Integral Garage
Up & Over Door, Power Supply, Hot & Cold Water Supply.

Energy Performance Rating C
The Full Energy Efficiency Certificate 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: E
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
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

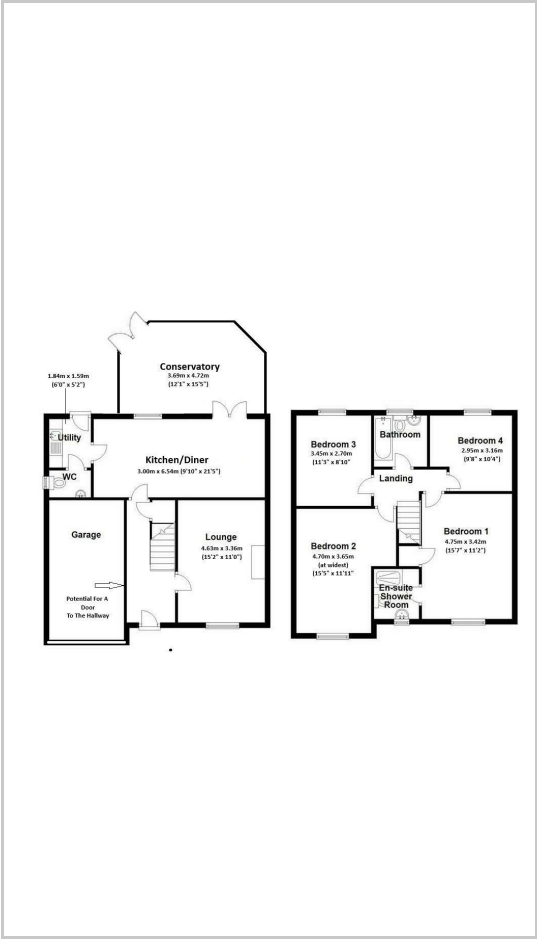
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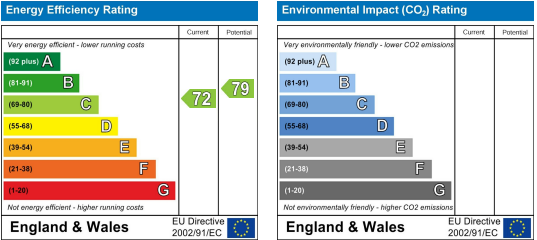
Area Map



Floor Plans



Energy Efficiency Graph



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