



46 Burniston Drive

Wolviston Court, Billingham, TS22 5DD

Offers in excess of £180,000



With Its Prime Location And Potential For Further Enhancement, This Semi-Detached Home Presents An Excellent Opportunity For Families And First-Time Buyers Alike. Boasting Three Well-Proportioned Bedrooms, This Property Offers Ample Space For Comfortable Living. The Inviting Hallway & Living Room Provides A Warm Welcome, Perfect For Relaxation Or Entertaining Guests.

One Of The Standout Features Of This Home Is The Extended Kitchen, Which Has Been Thoughtfully Designed To Create A Larger, More Functional Space For Cooking. This Extension Not Only Enhances The Property's Appeal But Also Offers The Potential For Further Development, Including The Possibility Of A Garage Conversion, Allowing You To Tailor The Home To Your Specific Needs.

The Property Benefits From A Driveway, Providing Convenient Off-Street Parking, A Valuable Asset In Today's Busy World. Additionally, It Is Being Offered For Sale With The Advantage Of No Onward Chain, Ensuring A Smooth And Efficient Purchasing Process.



Location

From Whitehouse Road, Turn Onto Clifton Avenue Then Left On Burniston Drive, The Property Is Located On The Right-Hand Side.

Wolviston Court Shops & The Wynyard Pub - 2 Minute Walk
The Kings Arms Pub - 15 Minute Walk
Wolviston Court Community Centre - 2 Minute Walk
Billingham Town Centre - 4 Minute Drive
Billingham Golf Club - 7 Minute Walk/ 2 Minute Drive

Distance Times As Estimated By Google Maps.

Entrance Hallway

Composite Entrance Door, Leads To Lounge, Kitchen/Diner & Staircase To First Floor.

Lounge/Diner

26'6" x 12'1" (8.08m x 3.68m)

Feature Fireplace, uPVC Double Glazed Windows x2, Radiator.

Kitchen

17'4" x 9'2" (5.28m x 2.79m)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Spotlights, Radiator, uPVC Double Glazed Window, Door To Rear.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

14'1" x 10'9" (4.29m x 3.28m)

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

12'5" x 11'1" (3.78m x 3.38m)

uPVC Double Glazed Window, Radiator.

Bedroom Three

9'6" x 7'6" (2.90m x 2.29m)

Storage Cupboard, uPVC Double Glazed Window, Radiator.

Family Bathroom

Partially Tiled & Fitted With A White Three Piece Suite Comprising: Hand Wash Basin, Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space

Partially Boarded With Pull Down Ladder For Access.

Garage

Up & Over Door, Power Supply.

Energy Efficiency Rating - C

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold

Local Authority: Stockton 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

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: Decorative Stone

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

Disclaimer

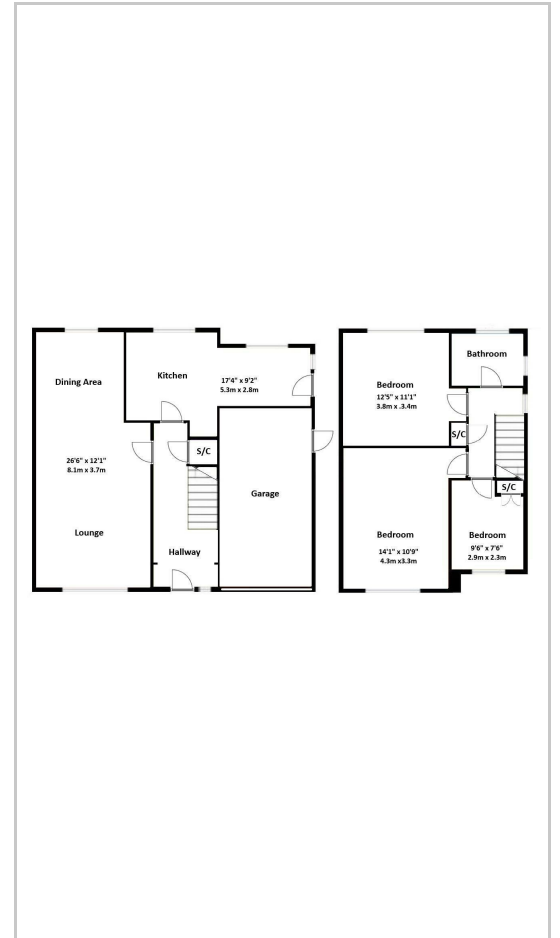
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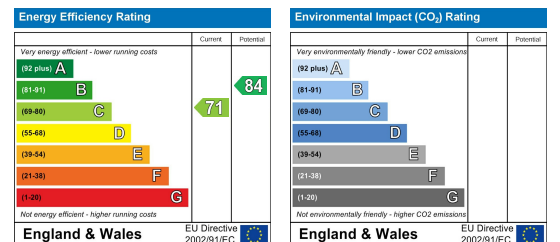
Area Map



Floor Plans



Energy Efficiency Graph



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