



## 39 Barkston Close

Wolviston Court, Billingham, TS22 5EY

**Offers in excess of £250,000**



Nestled In The Charming Area Of Barkston Close, Wolviston Court, This Impressive Semi-Detached House Offers A Perfect Blend Of Space And Modern Living. With Five Well-Proportioned Bedrooms, This Property Has Been Thoughtfully Extended To Include Two Additional Bedrooms, Making It Ideal For Families Or Those Seeking Extra Room For Guests Or A Home Office.

Upon Entering, You Will Find Two Inviting Reception Rooms Opened Up Into One That Provide Ample Space For Relaxation And Entertaining. The Garage Has Been Cleverly Converted Into An Extra Reception Room, Adding Versatility To The Living Space. The Heart Of The Home Is Undoubtedly The Recently Updated Kitchen, Featuring Elegant Granite Worktops That Not Only Enhance The Aesthetic But Also Offer Durability For Everyday Use.

The Low-Maintenance West-Facing Rear Garden Is A Delightful Outdoor Space, Perfect For Enjoying The Afternoon Sun Or Hosting Summer Gatherings. This Garden Allows For Easy Upkeep, Giving You More





Full Description

Location

Situated In A Popular Location, Wolviston Court In A Cul-De-Sac Just Off Thames Road.

- Priors Mill Primary School - 6 Minute Walk
- Northfield School & Sports College - 5 Minute Walk
- Sainsbury's Local & Other Shops - 10 Minute Walk
- The Wynyard Pub - 10 Minute Walk
- Billingham Golf Club - 4 Minute Drive
- Town Centre & The Forum Gym/Swim/Theatre - 5 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us;

- Kitchen Was Re-Fitted Around 2 Years Ago (Granite Worktops, Integrated Dishwasher, Fridge/Freezer, Double Oven & Microwave Oven)
- Bathroom Re-Fitted Around 3 Years Ago
- Windows/Doors Are Approximately 1 Year Old
- The Gas Combi Boiler Has Been Annually Serviced
- Garage Conversion Meet Building Regulations Compliance
- There Is Loft Space In Both The Main Roof & Extension (Not Boarded But Does Provide Additional Storage)
- Recently Fit Carpets & Blinds
- The Security Alarm Is In Excellent Working Order
- Recently New Fencing To Rear
- External Water Outlet & Power Outlet

Disclaimer

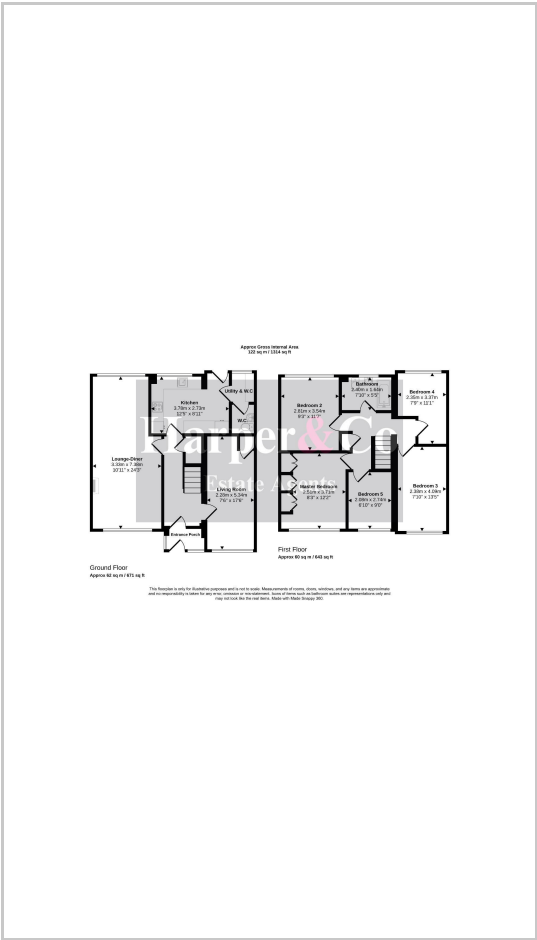
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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.

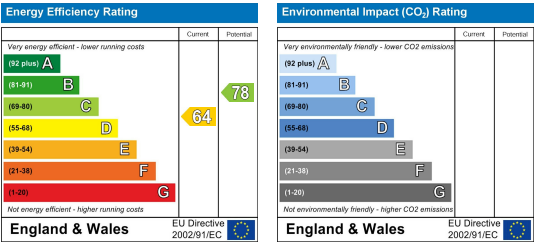
Area Map



Floor Plans



Energy Efficiency Graph



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