



**Wolviston Road, Billingham, TS23 2SF**

**welcome to**

## **Wolviston Road, Billingham**

Nicely positioned, set back from the road, having pedestrian access to the front, and vehicle access to the rear, is this well presented, three bedroom semi detached family home, offering spacious accommodation throughout.

### **Entrance Hall**

Double glazed door to front, double glazed window to front, stairs to first floor, built in storage cupboard, radiator and doors to lounge/diner and kitchen.

### **Lounge / Diner**

23' 1" (Maximum) x 14' (Maximum) ( 7.04m (Maximum) x 4.27m (Maximum) )

Double glazed windows to front and rear, laminate flooring, wall lights, wall mounted electric fire, TV point and two radiators.

### **Kitchen**

12' 9" (Maximum) x 9' 7" (Maximum) ( 3.89m (Maximum) x 2.92m (Maximum) )

A good range of wall and base units with rolled edge working surfaces and matching splashback, stainless steel sink/drainers with mixer tap. built in electric oven, electric hob with stainless steel extractor over, plumbing for washing machine, space for fridge/freezer, wall mounted Worcester boiler in a wall unit, double glazed window to rear, double glazed door to side and built in understair storage cupboard.

### **Landing**

Double glazed window to side and built in storage cupboard.

### **Bedroom 1**

13' x 11' 3" (Not inc entrance) ( 3.96m x 3.43m (Not inc entrance) )

Double glazed window to front, laminate floor and radiator.





### **Bedroom 2**

12' 4" x 9' 7" ( 3.76m x 2.92m )

Double glazed window to rear, laminate floor and radiator.

### **Bedroom 3**

9' 2" (Maximum) x 7' 8" (Maximum) ( 2.79m (Maximum) x 2.34m (Maximum) )

Measurements include the fixed staircase to loft. Double glazed window to rear, radiator, built in storage cupboard over bulkhead, built in under stair storage cupboard.

### **Loft Space**

A really useful space which is fully boarded, built in storage in the eaves, skylight window to rear and radiator.

### **Bathroom**

Two double glazed windows to rear, wall panelling, ceiling panelling, laminate flooring, panel bath with jets and mixer tap with shower attachment over, glass shower screen, wash hand basin with mixer tap, low level low flush WC and chrome heated towel rail.

### **Front Garden**

Pedestrian access to front with walled garden and laid to lawn.

### **Rear Garden**

Vehicle access to rear with gated entry to enclosed rear garden, block paved driveway, raised decking area.

### **Garage**

Up and over door, power/light and personnel door to front.



***view this property online*** [mannersandharrison.co.uk/Property/BIL108832](https://mannersandharrison.co.uk/Property/BIL108832)



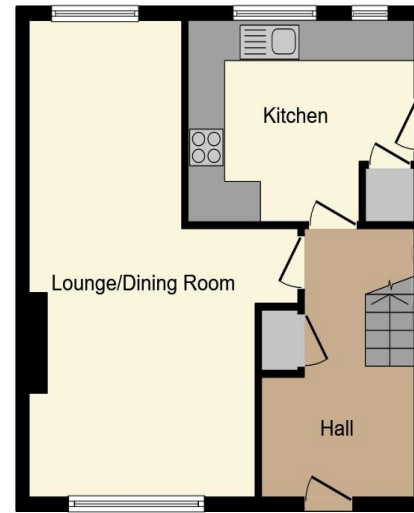
welcome to

## Wolviston Road, Billingham

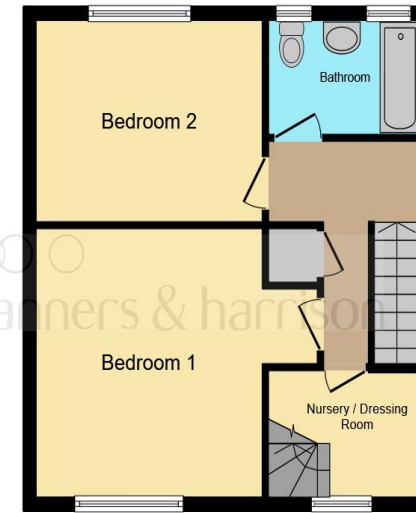
- GREAT POSITION
- SPACIOUS ACCOMMODATION
- LOFT SPACE
- MODERN BATHROOM
- GARAGE

Tenure: Freehold EPC Rating: D

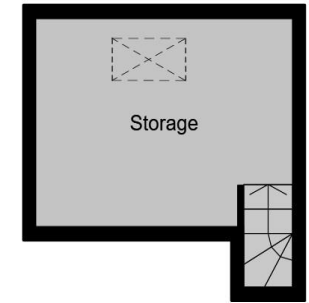
**£140,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Awaiting Photograph

**view this property online** [mannersandharrison.co.uk/Property/BIL108832](http://mannersandharrison.co.uk/Property/BIL108832)



Property Ref:  
BIL108832 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.