



**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 understair 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.





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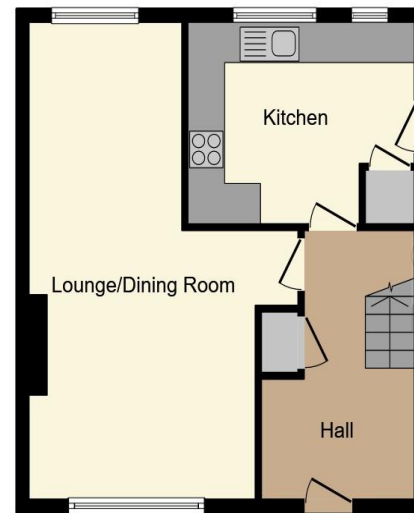
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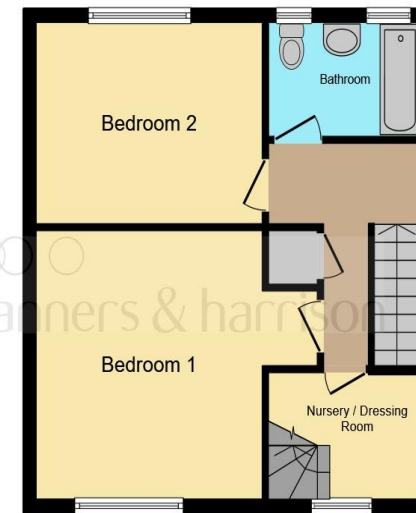
- GREAT POSITION
- SPACIOUS ACCOMMODATION
- LOFT SPACE
- MODERN BATHROOM
- GARAGE

Tenure: Freehold EPC Rating: D

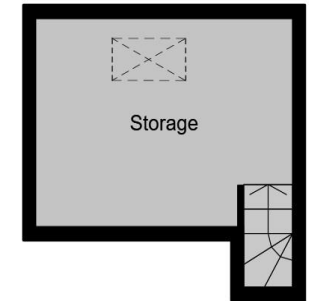
**£135,000**



Ground Floor



First Floor



Second Floor

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