



Wolviston Road, Billingham TS22 5AA

welcome to

Wolviston Road, Billingham

A traditional double bay fronted, semi detached family home, boasting a side and rear extension, creating all important, additional living space, with modern fixtures and fittings throughout.

Entrance Hall

Entered via composite door to front, tiled floor, stairs to first floor, built in understair storage cupboard and doors to dining room/office.

Front Lounge

11' 7" (Maximum) x 9' 10" (Not inc bay) (3.53m (Maximum) x 3.00m (Not inc bay))
Double glazed bay window to front, log burner, spotlights and radiator.

Office

11' 5" x 12' 10" (3.48m x 3.91m)
Double glazed window to front, spotlights, feature exposed brick wall, laminate floor and radiator.

Kitchen / Diner / Family Area

22' 4" x 17' 11" (6.81m x 5.46m)
Good range of wall and base units with contrasting working surfaces incorporating breakfast bar, inset sink with mixer tap, built in electric oven and microwave, induction hob with extractor over, integrated dish washer, plumbing for washing machine, space for American style fridge/freezer, space for dining table, spotlights, laminate floor, ceiling lantern, double glazed window to rear, double glazed French doors to rear, doors leading to WC, utility/storage.

Utility Room

4' 7" x 4' 9" (1.40m x 1.45m)
Wall mounted Worcester combi boiler, laminate floor, shelving and space for tumble dryer.

Cloakroom

Low level low flush WC, pedestal wash hand basin on a vanity unit with a mixer tap, modern wall boarding, chrome heated towel rail, extractor fan and laminate floor.

Landing

Wood and glazed staircase, double glazed window to front, loft access, radiator and feature brick effect wall.

Bedroom 1

14' 4" (Maximum inc bay window) x 11' 7" (Maximum into alcoves) (4.37m (Maximum inc bay window) x 3.53m (Maximum into alcoves))
Double glazed bay window to front, fitted sliding wardrobes, TV point and radiator.

Bedroom 2

11' 4" x 7' 8" (Into alcove) (3.45m x 2.34m (Into alcove))
Double glazed window to rear and radiator.

Bedroom 3

11' 8" x 6' 3" (3.56m x 1.91m)
Double glazed window to front, spotlights and radiator.

Bathroom

Modern four piece suite, panel bath with mixer tap, walk in shower, low level low flush WC, wash hand basin on a vanity unit with mixer tap, modern wall boarding, laminate floor, heated towel rail, spotlights, extractor fan and double glazed window to rear.





Externally
Front Garden

Imprinted driveway to front for two cars.

Rear Garden

Attractive patio area, lawned area, planted shrubs and flowers and personnel door into:

Garage

Wider than standard, stud wall for a multi use room at the rear and garage to the front.



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Wolviston Road, Billingham

- SIDE AND REAR EXTENSION
- MULTIPLE RECEPTION ROOMS
- LOG BURNER
- UTILITY ROOM
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: E

£210,000



Ground Floor



First 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

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