



Marion Drive, Billingham, TS22 5BA

welcome to

Marton Drive, Billingham

This beautifully upgraded three bedroom semi-detached property in the sought after location of Wolviston Court is a must see.

##Invalid Field Name##

Entrance Vestibule

Entered via UPVC double glazed door, UPVC double glazed windows, tiled floor and double glazed sliding aluminum door into:

Entrance Hall

Stairs to first floor, wood effect vinyl tile flooring, coved cornicing, understair storage cupboard and radiator.

Lounge

11' 10" (Maximum) x 23' 7" (Maximum) (3.61m (Maximum) x 7.19m (Maximum))

UPVC double glazed window to front, electric fire with stone surround and plinth, wood flooring, coved cornicing, UPVC double glazed French doors to rear extension and two radiators.

Study

8' 11" x 10' 8" (2.72m x 3.25m)

Tiled floor, sloped roof with feature beams, UPVC double glazed window to rear and UPVC double glazed French doors to side.

Kitchen / Utility

17' 5" x 8' 5" (5.31m x 2.57m)

'U' shaped kitchen, range of wood effect wall and base units with contrasting working surfaces, stainless steel sink/drainers with mixer tap, tiled splashback, two UPVC double glazed windows to rear, space for free standing fridge/freezer, integrated electric oven/grill, four ring gas hob, plumbing for washing machine, space for dryer, pantry cupboard and UPVC double glazed door.





Landing

Stairs from the hall, UPVC double glazed window to side, coved cornicing and loft access.

Bedroom 1

12' 3" x 9' 2" (to front of wardrobes) (3.73m x 2.79m (to front of wardrobes))

UPVC double glazed window to front, coved cornicing, built in wardrobes and radiator.

Bedroom 2

12' 2" (Maximum) x 8' 11" (3.71m (Maximum) x 2.72m)

UPVC double glazed window to rear, coved cornicing, built in wardrobes and radiator.

Bedroom 3

9' 4" x 7' 9" (2.84m x 2.36m)

UPVC double glazed window to front, built in bulk head storage and radiator.

Bathroom

Three piece bathroom suite, vinyl flooring, low level low flush WC with integrated cistern, vanity pedestal wash hand basin with mixer tap, high gloss vanity unit, panelled bath with shower over and folding glass screen, tiled walls, chrome heated towel rail, UPVC double glazed window to rear.



Externally

Front Garden

Double driveway, stoned area and wall enclosed.

Rear Garden

Paved area, lawned area, shed and side access.

Garage

Up and over door, power and light.



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welcome to

Marton Drive, Billingham

- GARAGE
- KITCHEN / UTILITY AREA
- EXTENDED
- SOUGHT AFTER LOCATION
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C

£180,000



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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