



**Wolviston Road, Billingham, TS22 5AA**

**welcome to**

## **Wolviston Road, Billingham**

SOLD WITH NO ONWARD CHAIN. This three-bedroom semi-detached property is ideally situated close to local amenities, transport links and shops and ideal for first time buyers. Viewings are highly recommended.

### **Entrance Hall**

Entered via step to composite double glazed door, UPVC double glazed window to front and side, stairs to first floor, doors to reception rooms, radiators, picture rail, under stairs storage cupboard.

### **Dining Room**

11' (max) x 11' 6" (max) ( 3.35m (max) x 3.51m (max) )  
UPVC double glazed window to side, radiator, coved cornicing, gas fire with marble feature surround and plinth.

### **Reception Room 1**

10' 3" (max) x 17' 9" (max) ( 3.12m (max) x 5.41m (max) )  
UPVC double glazed bay window to front, UPVC double glazed door to rear with UPVC double glazed panelling, coved cornicing, feature fire with wood surround and marble plinth, radiator.

### **Kitchen**

14' 1" x 11' 6" ( 4.29m x 3.51m )  
UPVC double glazed window to side and rear, UPVC double glazed door to rear with frosted glass panels to rear, range of high gloss wall and base units with laminate working surfaces, integrated electric oven, four ring gas hob, integrated extractor canopy, space for single door fridge/freezer, boiler, plumbing for washing machine, 1 1/2 ceramic sink with draining board, full tiled splashback.

### **First Floor**

#### **Landing**

UPVC double glazed window to side, storage cupboard.

### **Bedroom 1**

15' (max) x 10' 1" (max) ( 4.57m (max) x 3.07m (max) )  
UPVC double glazed window to front and rear, double radiators, coved cornicing.

### **Bedroom 2**

11' 6" (max) x 9' 10" (max) ( 3.51m (max) x 3.00m (max) )  
UPVC double glazed window to rear, radiator, coved cornicing.

### **Bedroom 3**

9' 5" (max) x 9' 4" (max) ( 2.87m (max) x 2.84m (max) )  
UPVC double glazed window to front, radiator, bulkhead storage, restricted floor space, double door built in wardrobes.

### **Family Bathroom**

Vinyl flooring, UPVC double glazed window to side, low level low flush W/C, pedestal wash hand basin with mixer taps, electric shower with rainfall shower head, sliding glass enclosure, wall to ceiling tiles in shower, radiator.





## Externally

### Front Garden

Gravel driveway for one car, gravel area with mature trees, hedges and borders, access to side of property through concrete footpath and gate to rear.

### Rear Garden

Paved seating area, access to garage.

### Garage

Garage access from side of property, UPVC double glazed window to side, lighting and power.

### Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



**view this property online** [mannersandharrison.co.uk/Property/BIL108960](https://mannersandharrison.co.uk/Property/BIL108960)





welcome to

## Wolviston Road, Billingham

- NO ONWARD CHAIN
- GREAT LOCATION
- MODERN FAMILY BATHROOM
- MODERN KITCHEN
- GARAGE

Tenure: Freehold EPC Rating: D

**£170,000**



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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/BIL108960](http://mannersandharrison.co.uk/Property/BIL108960)



Property Ref:  
BIL108960 - 0003

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 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.

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)