



Barton Crescent, Billingham TS22 5HJ

welcome to

Barton Crescent, Billingham

Nicely positioned, on the highly regarded and much sought after, Wolviston Court Estate, it's this spacious, three bedroom, semi detached, family home, enjoying a private rear garden, that is not overlooked.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

Double glazed patio door to front, double glazed door into entrance hall.

Entrance Hall

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

Lounge/Diner

24' 10" x 13' (max) (7.57m x 3.96m (max))
Double glazed bow window to front, coving, coal fire, TV point, double glazed patio door to rear, serving hatch, two radiators.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)
White wall and base units with contrasting working surfaces, tiled splashback, 1 1/2 stainless steel sink and draining board with mixer tap, built in electric oven and hob, plumbing for washing machine, understairs recess space for fridge/freezer, radiator, coving. Double glazed window to rear, double glazed door to side into the Sun Room

Sun Room

11' 3" x 6' 7" (3.43m x 2.01m)
Double glazing construction, double glazed door to side, laminate flooring.

Landing

Double glazed window to side, loft access, built in

storage cupboard housing combi boiler.

Bedroom 1

13' 7" (max) x 12' 11" (max) (4.14m (max) x 3.94m (max))
Double glazed window to front, radiator, two door sliding mirrored wardrobe.

Bedroom 2

12' 11" (max) x 10' 10" (max) (3.94m (max) x 3.30m (max))
Double glazed window to rear, radiator, fitted three door sliding door wardrobes.

Bedroom 3

8' 4" x 8' 1" (2.54m x 2.46m)
Double glazed window to front, radiator, built in storage cupboard over bulkhead.

Bathroom

Shower cubicle, wash hand basin with mixer tap and low level low flush WC in a vanity unit, chrome heated towel rail, spotlights, extractor fan, double glazed window to side and rear, part tiled walls.





Externally

Front Garden

Stone chipped garden, with a driveway to the front, leading to the single garage.

Rear Garden

Good sized garden, private rear garden, abundance of mature planting, trees and shrubs, patio area, outside tap, brick built storage to rear of garage and personnel door into garage.

Garage

Power and lighting.



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welcome to

Barton Crescent, Billingham

- GREAT POSITION
- PRIVATE REAR GARDEN
- GARDEN ROOM
- PARKING
- WORKSHOP

Tenure: Freehold EPC Rating: D

£175,000



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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Property Ref:
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