



High Street, Wolviston Billingham TS22 5JX

welcome to

High Street, Wolviston Billingham

Set in the heart of Wolviston village, this charming period home is just a short walk from the village pub, store, and post office. With easy access to both the A19 and A1. Brimming with character and period features, this property is perfect for those seeking a home with charm!

Entrance Vestibule

Original wooden door, single glazed feature window, carpet, entrance into hallway via original wooden single glazed door.

Entrance Hall

Original wooden flooring, radiator, stairs to first floor, doors to reception rooms.

Lounge

11' 6" (max) x 19' 5" (max) (3.51m (max) x 5.92m (max))
Single glazed wooden windows to front, original dual gas fireplace with wooden surround and tiled splashback, plinth, high ceilings. feature coved cornice, ceiling rose, picture rail, radiator.

Reception Room 2

13' 10" (max) x 15' 6" (max) (4.22m (max) x 4.72m (max))
Solid fuel fire with brick surround, original integrated storage cupboards, UPVC double glazed window to rear, radiator, ceiling rose.

Dining Room

18' x 19' 11" (5.49m x 6.07m)
Wooden single glazed window to front, coved cornice, ceiling rose, picture rail, radiator, original solid wood fire.

Study

6' 5" x 8' 11" (1.96m x 2.72m)
UPVC double glazed window to rear, radiator, under stairs storage cupboard.

Kitchen

10' 3" x 10' (3.12m x 3.05m)
Range of wooden wall and base units with complimentary working surfaces, free standing gas range master oven with matching splashbacks and range master extractor, 1 1/2 stainless steel sink

with draining board and mixer taps, integrated single door fridge freezer, plumbing for washing machine, velux window.

Spit Level Landing

family bathroom, UPVC double glazed window to side.

Family Bathroom

tiled flooring, tiled walls, pedestal wash hand basin with mixer taps, low level low flush WC, white panel bath with shower attachment, radiator, UPVC double glazed window to side.

Bedroom 1

11' 8" (max) x 16' 10" (3.56m (max) x 5.13m)
Wooden single glazed window to front, radiator, original fireplace, built in wardrobes, radiator.

Bedroom 2

13' 10" (max) x 13' 1" (4.22m (max) x 3.99m)
UPVC double glazed window to rear, radiator, housing boiler, fire place with black panel over.

Bedroom 3

12' 4" (max) x 13' 1" (3.76m (max) x 3.99m)
Original wooden flooring, single glazed wooden window to front, radiator, built in storage cupboard, original fireplace.

Bedroom 4

6' x 9' 6" (1.83m x 2.90m)
Wooden single glazed window to front, radiator





Front Garden

Main footpath accessed by gated access, palisade.

Rear Garden

Large block paved courtyard, two outbuildings, graveled area with mature borders, trees and planters, views over the fields.



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High Street, Wolviston Billingham

- AMAZING FAMILY HOME
- SET IN WOLVISTON VILLAGE
- LARGE REAR GARDEN
- FOUR BEDROOMS
- VIEWINGS HIGHLY RECOMMENDED

Tenure: Freehold EPC Rating: E

£475,000



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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manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk