



Wolviston Back Lane, Billingham TS23 3RX

welcome to

Wolviston Back Lane, Billingham

This charming three-bedroom terraced family home offers a welcoming and practical living space. Additional highlights include double glazing, central heating powered by a modern combi boiler, and the advantage of no forward chain, making this a fantastic opportunity for a hassle-free move.

Auctioneer's Comments

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Entrance Porch

Double glazed door and window to front, laminate flooring, meter cupboard, door into lounge.

Lounge

14' 8" (max) x 13' 7" (4.47m (max) x 4.14m)
Double glazed window to front, wall mounted electric fire, radiator, stairs to first floor, door to

kitchen, coved cornicing.

Kitchen

14' 7" (max) x 10' 4" (max) (4.45m (max) x 3.15m (max))
White wall and base units with contrasting working surfaces, stainless steel sink and draining board with mixer tap, space for cooker, plumbing for washing machine, space for fridge/freezer, wall mounted combi boiler in wall cupboard, space for dining table, built in under stairs storage cupboard, laminate flooring, open to conservatory.

Conservatory

7' 11" x 10' 3" (2.41m x 3.12m)
Double glazed door to rear, laminate flooring, electric heater.

Landing

Loft hatch, built in storage cupboard with steps to the loft.

Bedroom 1

15' 10" x 8' 4" (max) (4.83m x 2.54m (max))
Double glazed window to front, radiator, coved cornicing.

Bedroom 2

9' x 8' 4" (2.74m x 2.54m)
Double glazed window to rear, radiator, coved cornicing.

Bedroom 3

7' 8" x 6' (2.34m x 1.83m)
Double glazed window to front, radiator, coved cornicing.





Bathroom

Panel bath with Triton shower over, pedestal wash hand basin, low level low flush WC, part tiled walls, vinyl flooring, chrome heated towel rail, double glazed window to rear.

Externally

Front Garden

Open plan lawn to the front.

Rear Garden

Enclosed rear garden, laid to lawn and patio.



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Wolviston Back Lane, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO FORWARD CHAIN
- FAMILY HOME

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£90,000



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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Property Ref:
BIL108946 - 0003

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manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk