



**Moreland Close, Wolviston Billingham TS22 5LX**

**welcome to**

## **Moreland Close, Wolviston Billingham**

Further benefits include double glazing, gas central heating via a Baxi combi boiler, no forward chain and a peaceful yet highly convenient location. Local schools, pub, post office and amenities are all just a short stroll away, while excellent transport links provide easy access to the A19 & A689.

### **Entrance Hall**

Double glazed door to front, double glazed window to side, wooden flooring, stairs to first floor, french doors to lounge door to WC and kitchen, built in under stairs storage cupboard, radiator.

### **Cloakroom**

Low level WC, corner wash hand basin with mixer tap and tiled splashback, tiled floor, chrome heated towel rail, spotlights.

### **Lounge**

Double glazed bay window to front, TV point, radiator.

### **Kitchen / Diner**

Kitchen area - white gloss wall and base units with roll edge work tops and matching upstands, circular sink and drainer with mixer tap, built in electric oven and microwave, gas hob, integrated dish washer, plumbing for washing machine, integrated fridge freezer. Double glazed window

Dining Area - space for dining table, TV point, wooden flooring, spotlights and patio door to rear into the conservatory.

### **Conservatory**

UPVC construction on dwarf wall, laminate flooring, double glazed door to side leading to garden.

### **First Floor Landing**

Double glazed window to side, built in storage cupboard, loft access.

### **Bedroom 1**

Double glazed window to front, fitted wardrobes, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bedroom 3**

Double glazed window to front built in wardrobe over bulk head, radiator.

### **Bathroom**

Bath and mixer tap with hand held shower, wall hung wash hand basin and mixer tap, low level WC, enclosed shower cubicle, half height tiled walls, tiled flooring, chrome heated towel rail, spotlights, extractor fan, double glazed window to rear.

### **Externally**

#### **Front**

Open plan lawn with imprinted driveway leading to the single garage.

#### **Rear Garden**

Enclosed, fenced borders, laid to lawn and patio, personnel door leading to rear of garage, outdoor tap and lighting.

#### **Garage**

Wider than average, remote control up and over door to front, window and door to rear, wall mounted Baxi combination boiler, power and lighting.







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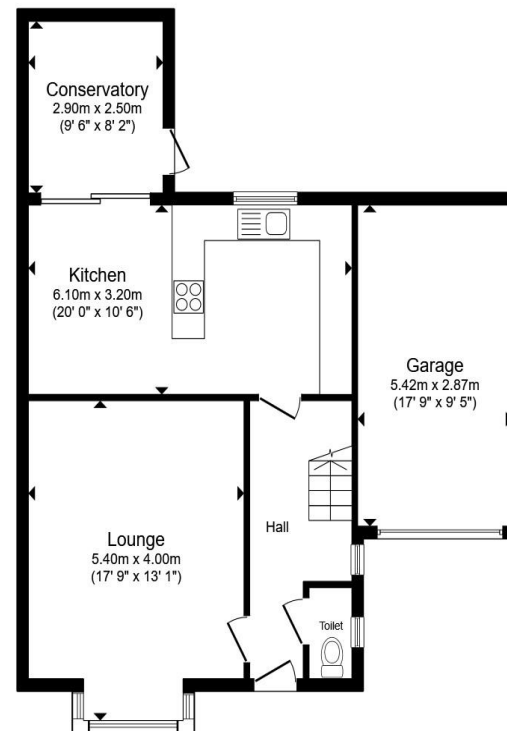
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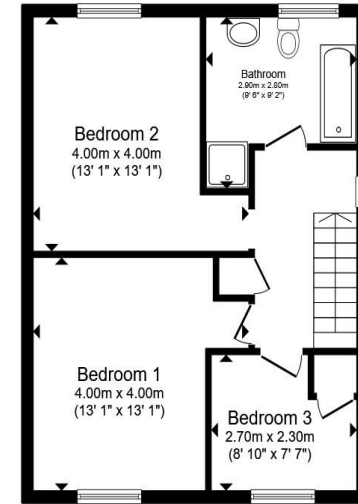
- WOLVISTON VILLAGE
- GARAGE
- CONSERVATORY TO THE REAR
- READY TO MOVE INTO
- DRIVEWAY

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

**£300,000**



**Ground Floor**



**First Floor**

Total floor area 121.1 m<sup>2</sup> (1,304 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
BIL109533 - 0004

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