



We are delighted to offer for sale this Spacious THREE bedroom detached house in this sought after village of Wolviston within easy reach of A19. It is within walking distance of well regarded schools and local amenities.

The impressive accommodation is well presented throughout and the versatile layout will appeal to a variety of potential buyers with a layout comprising of, Entrance, opening into the inviting hallway, downstairs toilet, lounge with log burner, second reception/study, breakfast kitchen and utility. To the first floor there are three double bedrooms (master with en suite) and family bathroom. Externally the gardens are well laid out, the rear garden affords a good degree of privacy well maintained lawn, wooden decking and paved patio areas. The front garden is laid to lawn with well stocked borders, a large block paved patio area which leads to the double integral garage (with up and over door power and lighting)

Sunderland Road, Wolviston, TS22 5LZ

3 Bed - House - Detached

£350,000

EPC Rating: D

Council Tax Band: F

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Sunderland Road, Wolviston, TS22 5LZ



GROUND FLOOR

Entrance

Composite door, uPVC DG side windows tiled floor and radiator

Hallway

Understairs storage cupboard, return spindle staircase to first floor landing, mosaic tiled flooring and radiator

Downstairs Cloakroom

White suite comprising close low level w/c and pedestal wash hand basin, radiator and coat hooks.

Lounge

15'1 x 12'10 (4.60m x 3.91m)

DG French doors opening onto the rear patio, with DG side windows, Two DG windows to side, radiator, brick fireplace with timber mantle and sleeper over with "Log Burner" fire and tiled hearth.

Second Reception / Study

12'3 x 10'10 (3.73m x 3.30m)

DG window to front and radiator.

Dining Kitchen

12'10 x 11'2 plus 11'9 x 9'11 (3.91m x 3.40m plus 3.58m x 3.02m)

Fitted with a comprehensive range of White shaker style wall, base and drawer units with matching worktops, incorporating solid wood block drainer with built in double "Belfast" sink, Rangemaster style gas cooker, integrated microwave and dishwasher. space for freestanding fridge freezer, DG window to rear and uPVC DG sliding patio doors opening onto the rear garden.

Utility

9'3 x 7'7 (2.82m x 2.31m)

Range of wall and base units incorporating stainless steel sink unit, plumbing for automatic washing machine, tiled surround and working surfaces, radiator, door and sealed unit glazed window to rear, wall mounted gas central heating boiler, cornice to ceiling and door to garage.

Half Landing

DG window to front

FIRST FLOOR

Landing

Built in storage cupboard, loft access (retractable ladder and lighting)

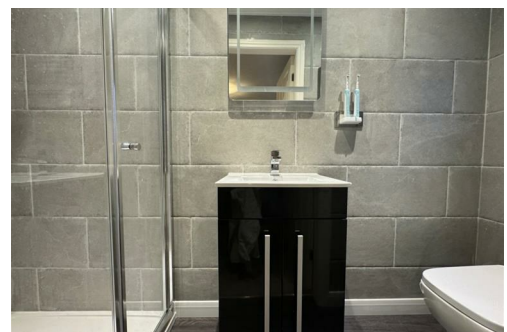
Bedroom 1

12'10 x 12' (3.91m x 3.66m)

DG window to rear, built in wardrobes and radiator

En Suite

Re fitted with a white and chrome suite comprising of walk in shower cubicle with thermostatic shower, wash hand basin with vanity storage and Low level WC. coordinated tiling, heated towel rail and DG window



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Bedroom 2

11'3 x 12 (3.43m x 3.66m)

DG window to rear, built in wardrobes and radiator

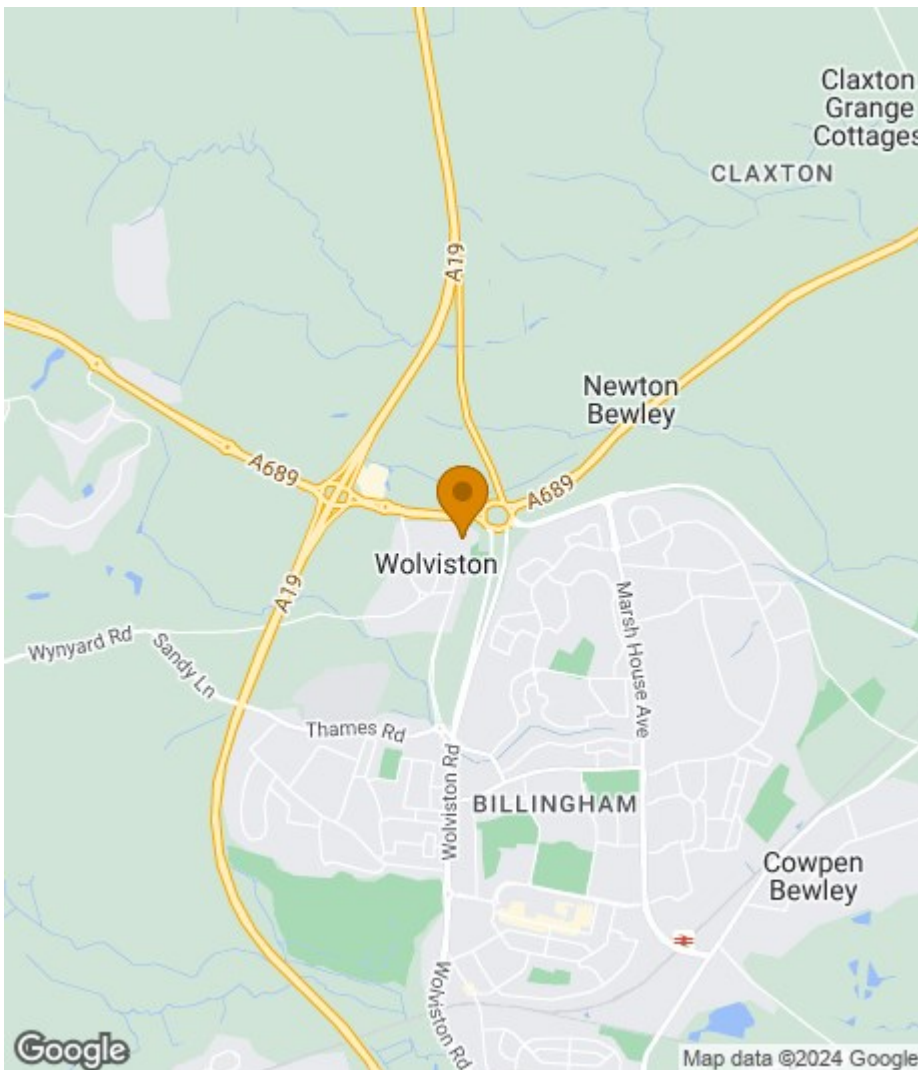
Bedroom 3

10'10 x 10'4 (3.30m x 3.15m)

DG window to front, built in wardrobes and radiator

Family Bathroom

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC DG window to front and radiator.



10 Sunderland Road



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	