



**\*\*CHAIN FREE\*\* RARELY AVAILABLE\*\*** Positioned on favourable corner plot within a quiet cul de sac on the much sought after Wolviston Court Estate, This property will certainly appeal to a variety of potential buyers with its versatile layout and proximity to well regarded schools and local amenities. Benefiting from uPVC DG & GCH, South facing rear garden and garage. The accommodation briefly comprises of: Entrance Hall, dual aspect lounge/dining area, and fitted kitchen to the rear. To the first floor there are three Bedrooms and family bathroom. Externally - Set on a favourable corner plot the south facing rear garden is fully enclosed and affords a good degree of privacy, Mainly laid to lawn with well stocked borders. the front garden is laid to lawn with driveway leading to single garage.

**Flixton Grove, Billingham, TS22 5DT**  
**3 Bed - House - Semi-Detached**  
**Chain Free £187,500**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Flixton Grove, Billingham, TS22 5DT



## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC DG glass panelled door, radiator, under stairs storage and staircase to first floor landing

### OPEN PLAN LOUNGE / DINING AREA

**12'0 x 23'8 (3.66m x 7.21m)**

Lounge - uPVC DG Bow window to front aspect, living flame coal effect electric fire with modern surround and radiator.

Dining Area - uPVC DG window to rear and radiator.



### BREAKFAST KITCHEN

**16'0 x 8'9 (4.88m x 2.67m)**

Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap Four ring halogen hob with illuminating extractor and fan assisted oven. Integrated dishwasher, space for fridge freezer, plumbing for washing machine and dryer. uPVC DG windows to rear, uPVC DG glass panelled door opening onto the rear garden.



## FIRST FLOOR

### LANDING

uPVC DG window to side, airing cupboard and loft access.

### BEDROOM 1 ( FRONT)

**14'2 x 10'10 (4.32m x 3.30m)**

uPVC DG window to front aspect and radiator.



### BEDROOM 2 ( REAR)

**11'6 x 10'6 (3.51m x 3.20m)**

uPVC DG window to rear aspect and radiator.

### BEDROOM 3 ( FRONT)

**9'x 7'6 (2.74mx 2.29m)**

uPVC DG window to front and radiator.



### FAMILY BATHROOM

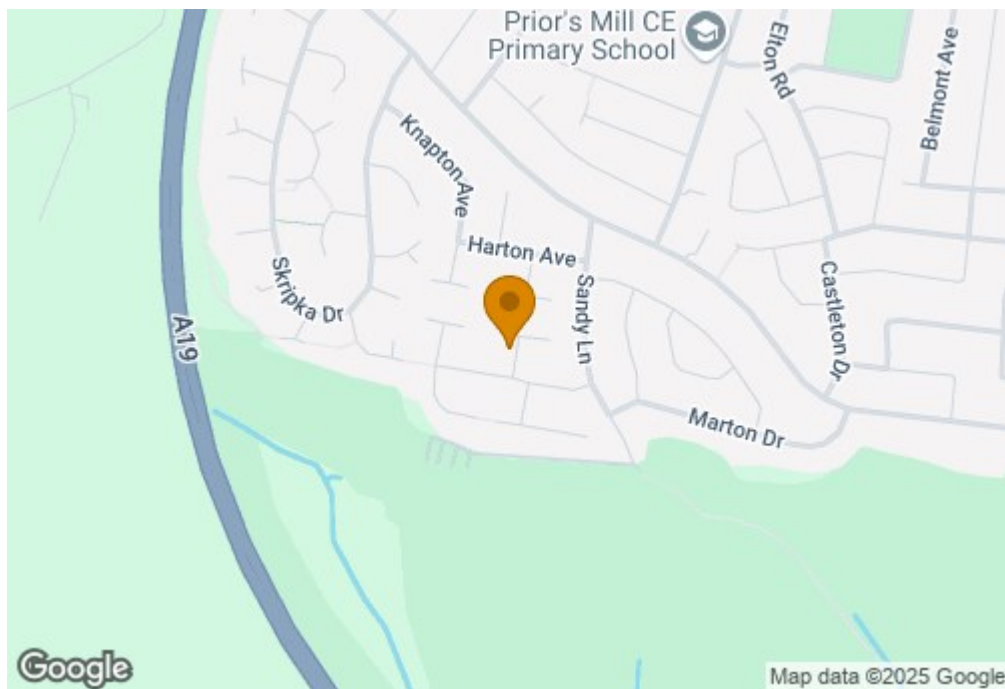
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC. Co-ordinated tiled walls and flooring uPVC DG windows to rear and radiator.

### EXTERNALLY

Set on a favourable corner plot the south facing rear garden is fully enclosed and affords a good degree of privacy, Mainly laid to lawn with well stocked borders. the front garden is laid to lawn with driveway leading to single garage.

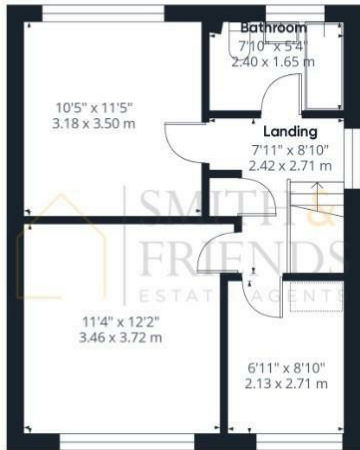


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Approximate total area<sup>(1)</sup>  
926.98 ft<sup>2</sup>  
86.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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