

# CLARKE | MUNRO

ESTATE AGENTS

26 Broughton Road, Wolviston Court, Billingham,



Price: £179,950



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- Two bedroom
- Moore & Cartwright built bungalow
- Popular Wolviston Court location
- No forward chain
- Conservatory with pitched, insulated and plastered roof
- Low maintenance gardens



## Property Description:

Situated in the ever popular residential area of Wolviston Court, is this neutrally decorated and greatly improved, Moore & Cartwright built semi-detached bungalow which is offered for sale with the advantage of no forward chain. Internally comprising: entrance hall with useful built in storage, lounge with inset feature fire, kitchen with a range of modern white hi-gloss units with built in fridge and space for a small dining table, side porch accessed off the kitchen, shower room w/c, two double bedrooms and french doors to the conservatory which has been cleverly designed with a pitched, insulated and plastered roof making it great room to enjoy all year around. Externally are front and rear low maintenance gardens, driveway providing off street parking for multiple cars and a detached garage with electric door. Early viewing advised to avoid disappointment.



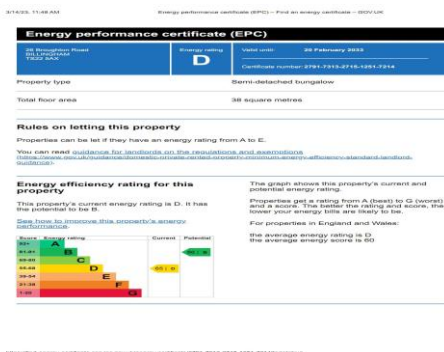
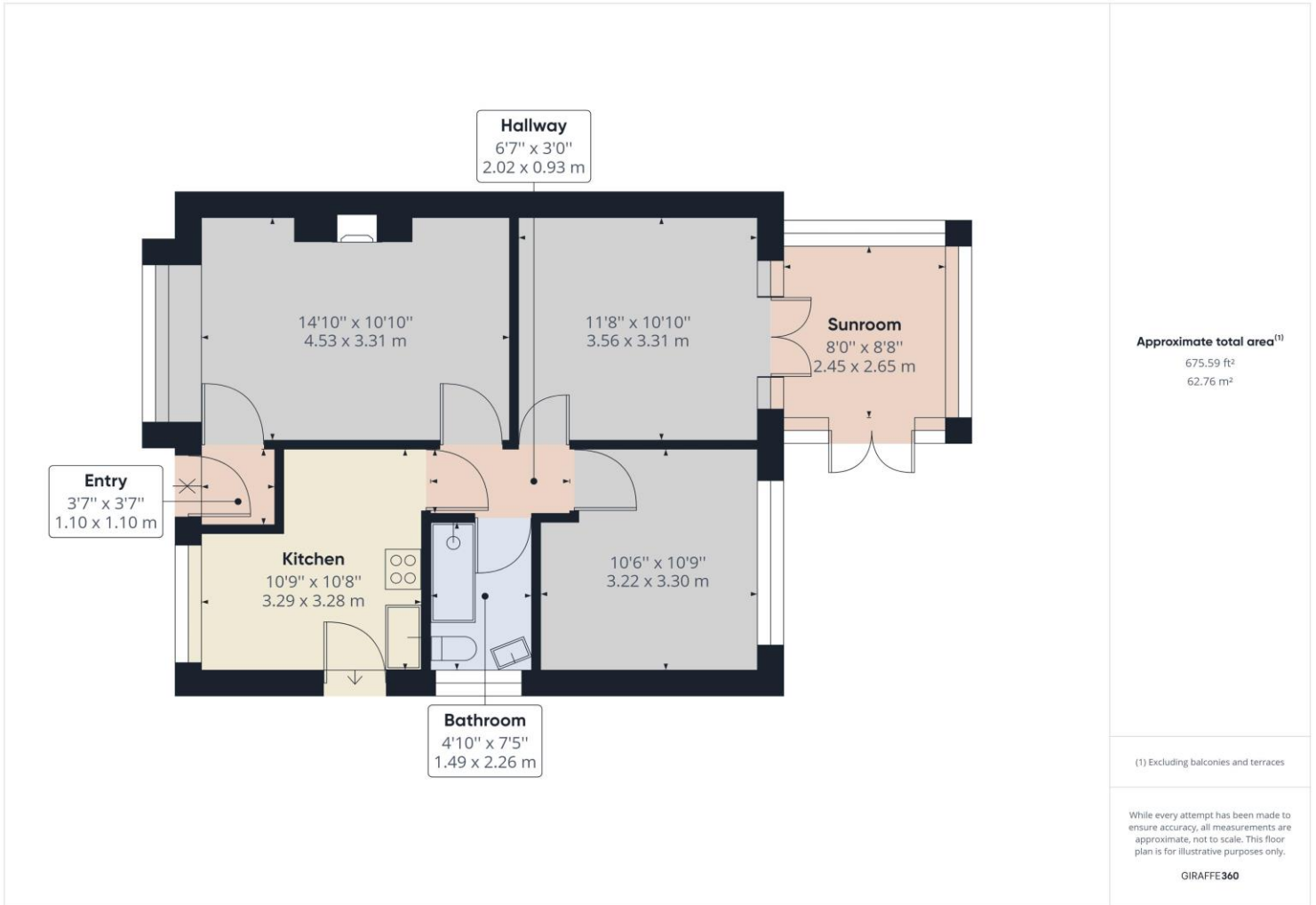
# 26 Broughton Road, Wolviston Court, Billingham, TS22

TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

[www.clarkemunro.com](http://www.clarkemunro.com)

**CLARKE | MUNRO**  
ESTATE AGENTS



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

# 26 Broughton Road, Wolviston Court, Billingham, TS22

## **Entrance Hall**

Double glazed entrance door, built in storage cupboard, door into lounge.

## **Lounge**

Double glazed bow window to front, fireplace, door into inner hallway.

## **Inner Hallway**

Doors off to all rooms.

## **Kitchen**

With range of white hi gloss wall & base units, bow window to front, built in cooker, sink unit, door to side porch with sliding double glazed entrance door.

## **Bathroom**

White three piece suite comprising; shower with tiled walls, low level w/c, sink, double glazed window to side, heated towel rail.

## **Bedroom 1**

Double glazed French doors to garden room, radiator.

## **Bedroom 2**

Double glazed window to rear, radiator, fitted wardrobes.

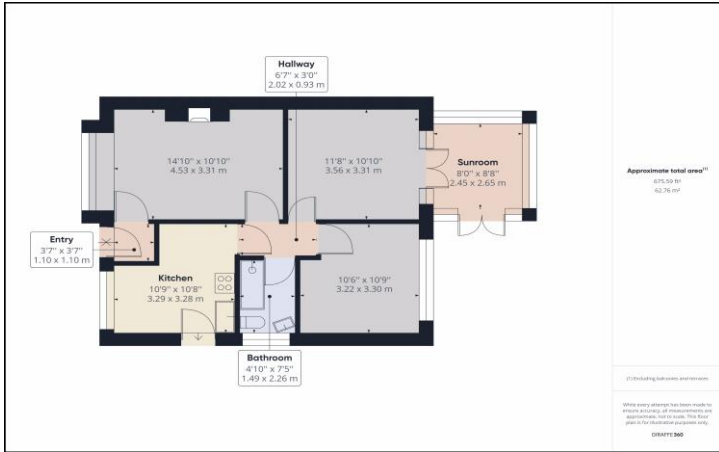
## **Garden Room**

Double glazed windows to side & rear, double glazed French doors to garden.

## **Externally**

Low maintenance rear garden, gravelled & patio areas, fenced boundaries. To the front of the property is a block paved driveway with gravelled garden area, walled & fenced boundaries. Garage with electric roller door, courtesy door to garden

# 26 Broughton Road, Wolviston Court, Billingham, TS22



01642 361 111

visit [clarkemunro.com](http://clarkemunro.com) for details