

CLARKE | MUNRO

ESTATE AGENTS

21 Cayton Drive, Wolviston Court, TS22 5BZ



Price: £169,950



01642 361 111
visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- 'MOORE & CARTWRIGHT' THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE DINING ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SOUTH FACING REAR GARDEN / DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 VEHICLES
- COUNCIL TAX BAND C

Property Description:

Clarke Munro are delighted to offer for sale this lovely 'Moore & Cartwright' three bedroom semi detached family home situated on the ever popular Wolviston Court estate close to amenities, popular schools and transport routes. The accommodation briefly comprises a welcoming Entrance Hallway leading to a spacious & light Lounge/Diner, modern fitted Kitchen with a range of matching wall and base units in a white gloss style. The first floor comprises three Bedrooms and a Family Bathroom. Externally to the front is a wall enclosed garden with a good sized driveway providing off road parking for 2 vehicles accessing an attached garage whilst to the rear is a fence enclosed south facing garden. Other notable features include uPVC double glazed window & doors, recently fitted combi boiler



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TO VIEW: Tel: **01642 36111**

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

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Ground Floor



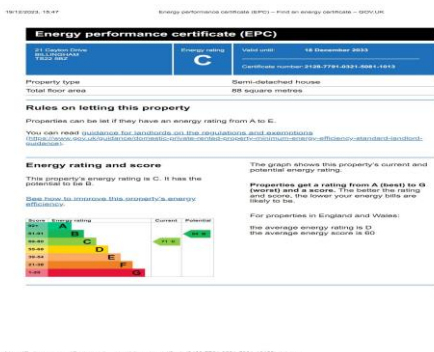
Floor 1

Approximate total area¹⁾
918.38 ft²
85.32 m²

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.

GIRAFFE360



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
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- Late night appointments
- Dedicated Sale progressor
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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.

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Entrance Porch

Double glazed entrance door, double glazed door into hall.

Entrance Hall

Radiator, staircase to first floor, understairs cupboard.

Lounge Dining Room

Double glazed window to front, double glazed window to rear, wall mounted lighting, 2 x radiators.

Kitchen

Matching range of white wall & base units, laminate roll top work surfaces with matching upstands, sink unit & drainer, integrated electric oven & gas hob, black glass splashback, black extractor hood, spaces for other appliances, radiator, two double glazed windows to rear, double glazed door to side, vinyl flooring.

First Floor Landing

Double glazed window to side.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator, storage cupboard.

Bathroom

White three piece suite comprising; panelled bath with mixer shower over, glass folding shower screen, pedestal wash hand basin, close coupled w/c, part tiled walls, vinyl flooring, double glazed window to side & rear, chrome heated towel rail.

Externally

To the front of the property is a driveway which leads to single garage with up/over door, gravelled area. Rear of property mainly laid to lawn with small patio area.

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