

CLARKE | MUNRO

ESTATE AGENTS

36 Durham Road, Wolviston, TS22 5LP



Price: £179,950



01642 361 111

visit clarkemunro.com for details



Key Features:

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- EXTENDED KITCHEN & MODERN SHOWER ROOM
- VILLAGE LOCATION
- GORGEOUS REAR GARDEN WITH FEATURE POND
- COUNCIL TAX BAND C



Property Description:

Clarke Munro would like to welcome to market this beautiful two bedroom terraced cottage located in the heart of the ever popular Wolviston Village. Immaculately maintained and presented with neutral decor throughout. Upon entry this property has such a cosy feel to it. The accommodation briefly comprises: entrance into the lounge with large brick fireplace, quirky kitchen which has been extended, two bedrooms (main is fitted with wardrobes), shower room with w/c. Externally there is an enclosed rear garden accessed via a shared pathway.



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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 area[®]
670.19 ft²
62.26 m²

Reduced headroom
7.1 ft²
0.66 m²

Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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
- 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.

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Entrance

Entrance doors leads into living room.

Living Room

Double glazed bay window fitted with wooden shutters, brick style fireplace with tiled hearth, staircase to first floor.

Dining Room

Radiator, opening into kitchen.

Kitchen

With range of matching wall & base units, tiled worksurfaces & splashbacks, windows to side, Velux style window to ceiling skylight, spaces for appliances, wall mounted boiler, timber barn style door to rear garden.

First Floor

Bedroom 1

Double glazed window to rear, fitted wardrobes, separate built in cupboard, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Shower Room

Shower enclosure with mixer shower, sliding glass shower door, close coupled w/c, wash hand basin built into vanity unit, tiled walls & flooring, double glazed window to rear.

Externally

Enclosed established rear garden with shrubs & trees, small pond accessed via shared pathway.

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