



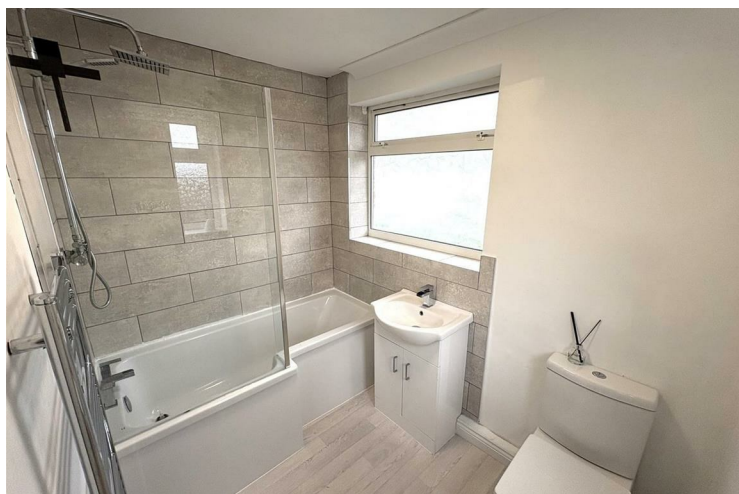
Embleton Road

£185,000

Wolviston Court, Billingham

ENERGY RATING: B-88

Occupying a generous corner plot within the ever-popular Wolviston Court area of Billingham, this spacious three-bedroom semi-detached home offers well-proportioned accommodation, a substantial rear garden and excellent family-friendly living space throughout. Benefiting from a driveway, garage and photovoltaic solar panels, the property is ideally suited to growing families and those seeking a home in a well-established residential location close to highly regarded schools and local amenities. Early viewing is highly recommended to fully appreciate the size, position and potential of this attractive family home. Energy Rating: B-88. Council Tax Band: C (£2,321.23).



- Spacious Three Bedroom Semi • Highly Popular Location • 25 ft. Lounge/Dining Room • Modern Kitchen & Bathroom

Entrance Hall

Composite entrance door, staircase to first floor, understair storage cupboard, laminate flooring, coving and a radiator.

Lounge/Dining Room

7.63m x 4.03m (max.) (25'0" x 13'2" (max.))

Front & rear aspect UPVC double glazed windows, electric fire, coving and two radiators.

Kitchen

3.07m x 2.82m (10'0" x 9'3")

Rear aspect UPVC double glazed window and a side aspect UPVC door opening to the garden. A range of base & wall units with wood effect worksurfaces & matching upstand incorporating a 1½ bowl stainless steel sink & mixer tap, electric hob with stainless steel splashback & extractor hood over. Built-in oven, space & plumbing for washing machine, space for fridge/freezer, coving to ceiling and a radiator.

First Floor Landing

Side aspect UPVC double glazed window, airing cupboard, coving and access to loft.

Bedroom One

4.17m x 3.48m (13'8" x 11'5")

Front aspect UPVC double glazed window, coving and a radiator.

Bedroom Two

3.36m x 3.45m (11'0" x 11'3")

Rear aspect UPVC double glazed window, coving and a radiator.



- Corner Plot, Large Rear Garden • Driveway & Garage • Photovoltaic Solar Panels • Close To Well Regarded Schools • Energy Rating: B-88 • Council Tax Band: C (£2,321.23)



Bedroom Three

2.62m x 2.42m (8'7" x 7'11")

Front aspect UPVC double glazed window, coving and a radiator.

Family Bathroom

Side & rear aspect UPVC double glazed windows, modern white suite comprising; P-shaped bath with thermostatic mixer shower over, vanity unit housing wash basin & a low level WC. Part tiled walls, extractor fan and a chrome heated towel rail.



Externally

Set on a large corner plot, there is a lawned garden to the front of the property. A driveway providing off-street parking leading to an attached garage (4.61m x 2.96m) with up & over door, power & lighting and a rear door to the garden. To the rear is a substantial enclosed rear garden providing an excellent outdoor environment for modern family living. The garden is mainly laid to lawn with a decked seating terrace, ideal for entertaining guests or enjoying summer evenings.



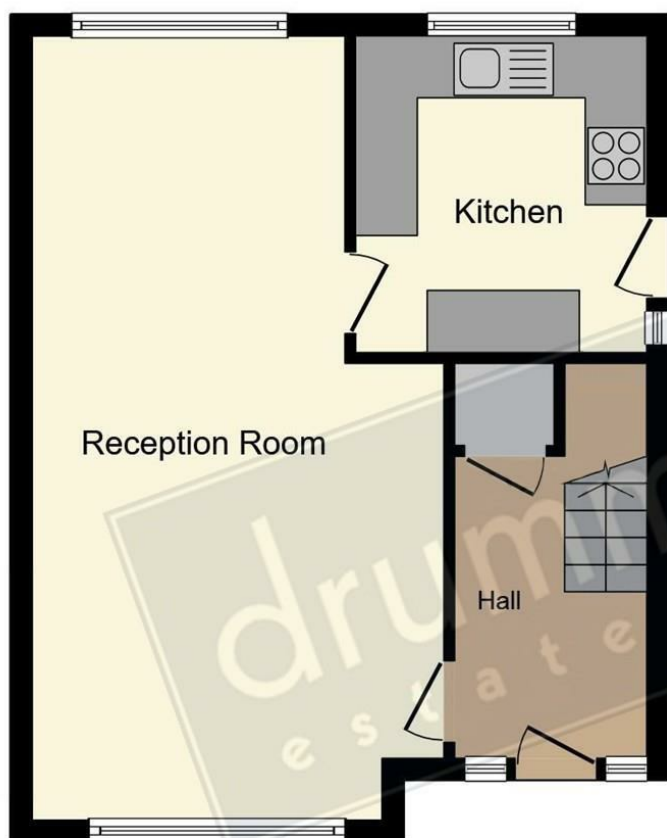




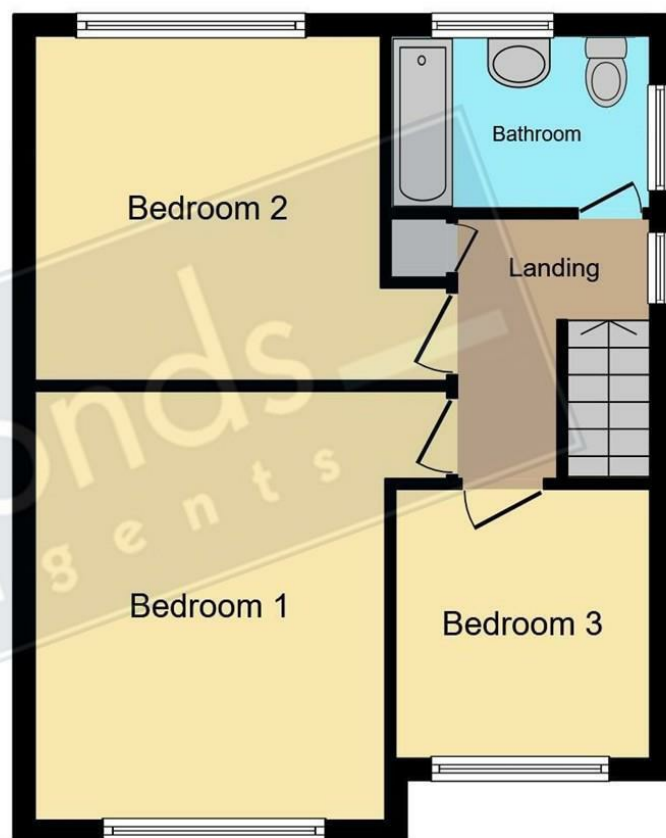
Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 947.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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