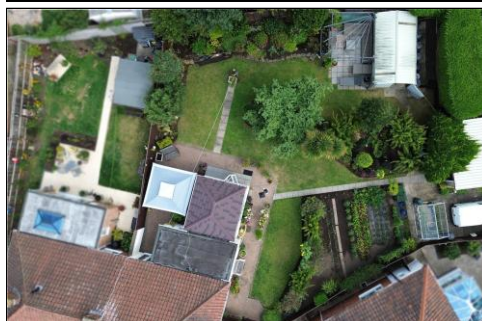


## JUBILEE GROVE, WOLVISTON COURT, BILLINGHAM, TS22 5EJ



- ▲ Fabulous Two Bedroom Semi Detached Bungalow
- ▲ Generous Corner Plot with Well Planned Out Garden That is Beautifully Presented
- ▲ Fantastically Presented Throughout
- ▲ Two Double Bedrooms with Built -In Wardrobes

- ▲ Double Width Driveway to the Front & Rear Parking via Alley with Access
- ▲ Front Lounge, Dining Room & Garden Room
- ▲ Shower Room with Modern Three Piece Suite
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

**Offers Over £199,950**

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Just how much garden do you need? Well with this semi-detached bungalow you will have enough that we can be sure of, it goes on and on and on! Beautifully nurtured over the years by the current owner, who has created a stunning area to enjoy your time in!

The fabulous home has been stylishly presented throughout with two bedrooms, three reception rooms and there is off-street parking.

The property comprises entrance hall, front lounge with deep bay window (could be used as a third bedroom), two bedrooms with built-in wardrobes, shower room with modern three-piece suite, dining room, kitchen with a range of Shaker design units and garden room with bi-folding doors.

Other features include detached garage, large workshop, radiators fed by gas central heating with combi boiler, UPVC double glazing, double parking to the front and gated access to further parking to the rear via alley way access.

**TO VIEW: Tel: 01642 955140**  
10 Town Square, Billingham, TS23 2LY

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**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - MH/LS/BIL220056/05082026

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on Tel: 01642 955140





## JUBILEE GROVE, TS22 5EJ





JUBILEE GROVE, TS22 5EJ

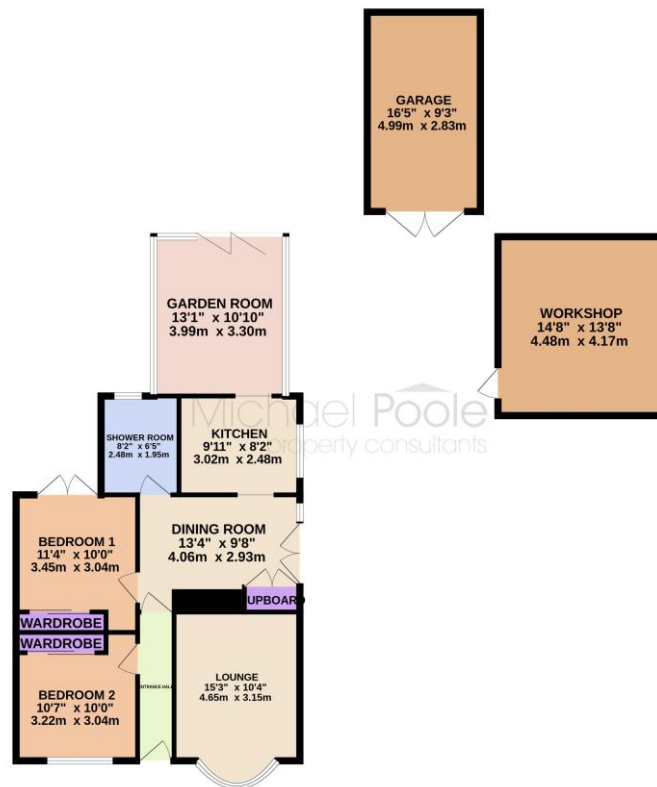




# JUBILEE GROVE, TS22 5EJ



GROUND FLOOR  
1136 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metapic 02/20

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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