

LIVERTON CRESCENT, WOLVISTON COURT, BILLINGHAM, TS22 5BS



- ▲ A Stunning Extended 'Moore & Cartwright' Built Semi Detached House
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Close Walking Distance of Priors Mill & St. Pauls Primary & Northfield Secondary Schools
- ▲ Through Lounge/Dining Room
- ▲ Extended Breakfast Kitchen with Modern Units

- ▲ Downstairs Bedroom/Sitting Room
- ▲ Three Bedrooms Upstairs & Bathroom with a Modern White Suite
- ▲ Concrete Patterned Driveway & Rear Garden with Large Indian Stone Patio Area
- ▲ UPVC Double Glazing & Gas Central Heating

Offers Over £230,000

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This fabulously presented Moore & Cartwright built semi-detached house with four bedrooms is a welcome addition to what is currently available on the always popular Wolviston Court estate.

Offered to the market with a CHAIN FREE sale and featuring a double width concrete patterned driveway, UPVC double glazing, gas central heating with combi boiler and it has been stylishly decorated throughout.

You are within close walking distance of Priors Mill & St Pauls Primary Schools and Northfield Secondary School and there is lots of green open spaces close by.

Very briefly, the accommodation comprises entrance hall, through lounge/dining room, extended breakfast kitchen with a modern range of units and sitting room/bedroom four. The first floor has three bedrooms and bathroom with a white three piece suite. Outside there is side access leading to the rear garden with large Indian flagstone patio area, lawn and brick built BBQ.

TO VIEW: Tel: 01642 955140

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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.

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

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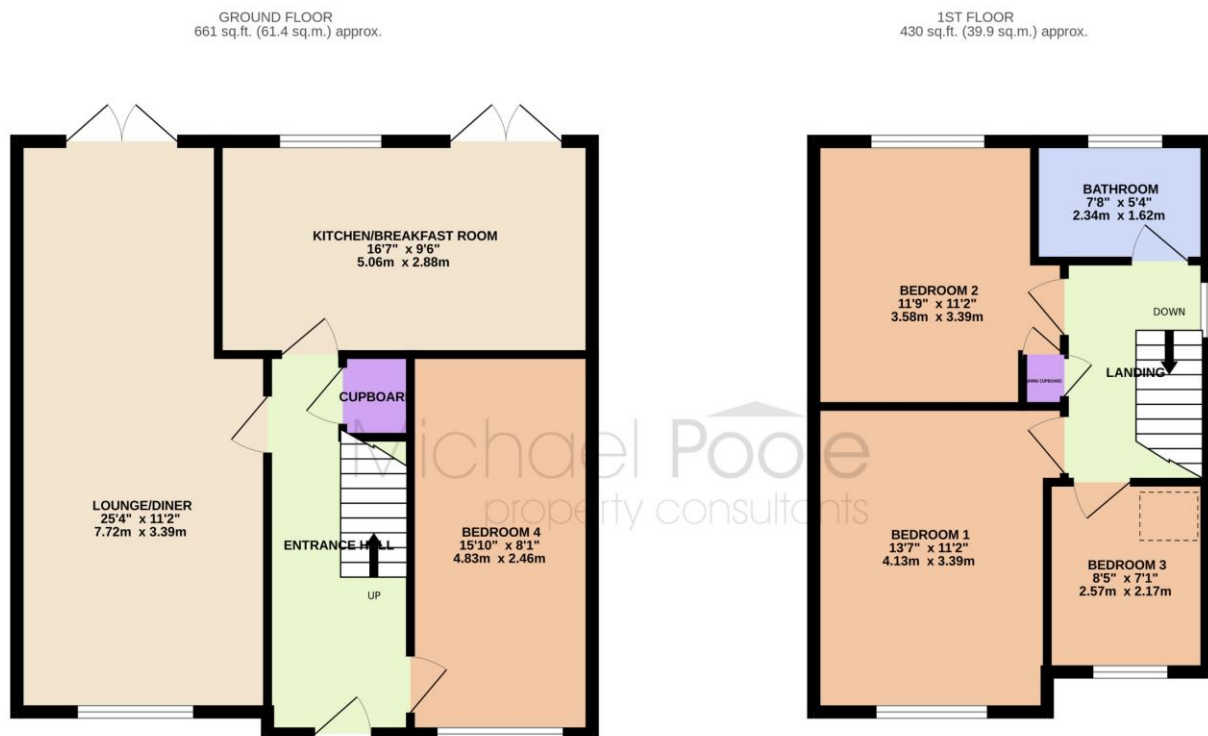


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TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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