



**Barton Crescent, Billingham TS22 5HJ**

**welcome to**

## **Barton Crescent, Billingham**

Located on the ever sought after Wolviston Court estate is this spacious three-bedroom semi-detached family home offering additional living space in the delightful rear conservatory and a part-converted garage. Beautifully presented and ready to move into

### **Entrance Porch**

Double glazed porch to the front with wall light and door into :

### **Entrance Hall**

Wooden flooring, stairs to the first floor, radiator, coving and dado rail. Doors to the lounge and kitchen/diner

### **Lounge/Diner**

25' 7" max x 13' 1" max ( 7.80m max x 3.99m max )  
Coal effect gas fire with attractive surround, wall lights, coving, TV point, two radiators. Double glazed bow window to the front and double glazed French doors to the rear.

### **Kitchen/Diner**

18' 3" max x 12' 6" max ( 5.56m max x 3.81m max )  
A range of wall and base units with rolled edge working surfaces. White 1 1/2 sink and drainer, with stainless steel mixer tap. Built in electric oven and hob. Plumbing for a washing machine and dish washer, space for a fridge freezer. Space for Dining table, two radiators, two double glazed windows to the rear, and a double glazed door to the rear

### **Utility/Wc**

8' 4" max x 8' 1" max ( 2.54m max x 2.46m max )  
(Formerly part of the garage) Space for a fridge freezer, low level, low flush WC, Wash hand basin with mixer tap and radiator

### **Conservatory**

9' 10" x 9' 10" ( 3.00m x 3.00m )  
PVC construction with and insulated/tiled roof, for use all year round. Double glazed french doors leading onto the rear garden

### **Landing**

Built in storage cupboard housing a Baxi Combi boiler, dado and coving. Loft Access. Double glazed window to the side.

### **Bedroom 1**

10' 7" to front of robes x 13' 7" ( 3.23m to front of robes x 4.14m )  
Four door fitted robes, radiator, coving and double glazed window to the front

### **Bedroom 2**

10' 10" max including entrance x 10' 11" ( 3.30m max including entrance x 3.33m )  
Three door fitted robes, radiator and double glazed window to the rear

### **Bedroom 3**

8' 5" x 7' 10" ( 2.57m x 2.39m )  
(Slight restricted floorspace due to bulk head)  
Double glazed window to the front, radiator and spot lights.

### **Shower Room/Wc**

Enclosed shower. Wash hand basin and mixer tap and low level wc in vanity unit. Tiled walls and floor, panelled ceiling, spot lights and double glazed windows to side and rear.

### **Externally**

### **Front Garden**

There is a gravelled garden to the front of the property with a block paved double driveway leading to the part converted garage, providing excellent garden storage space







### Rear Garden

A gorgeous, enclosed rear garden, laid to a mix of attractive lawn, patio and decked area. A superb summerhouse adds charm, and there's a really useful garden shed, and outdoor power source.



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welcome to

## Barton Crescent, Billingham

- THREE BEDROOMS
- CONSERVATORY
- PART CONVERTED GARAGE
- STUNNING REAR GARDEN & DELIGHTFUL SUMMER HOUSE
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£250,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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