



Lutton Crescent, Wolviston Court, TS22 5DX
Billingham



In Excess of £220,000



Lutton Crescent

Wolviston Court, Billingham

If you're looking for a home that's ready to move straight into with a stunning open plan extension and landscaped garden, this one needs to be on your viewing list. Situated within a quiet cul-de-sac in the highly sought-after Wolviston Court area of Billingham, this beautifully presented three bedroom semi-detached home has been thoughtfully extended to create the perfect space for modern family living.

The standout feature is the impressive open plan kitchen/diner, complete with integrated appliances, vaulted ceiling with skylights and bi-fold doors opening onto the rear garden, creating a bright and sociable space ideal for entertaining. There is also a spacious lounge with patio doors onto the garden, a welcoming entrance hall, ground floor WC and internal access into the garage.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway, garage and an immaculate low maintenance landscaped rear garden with multiple seating areas.

Further benefits include UPVC double glazing and gas central heating throughout.

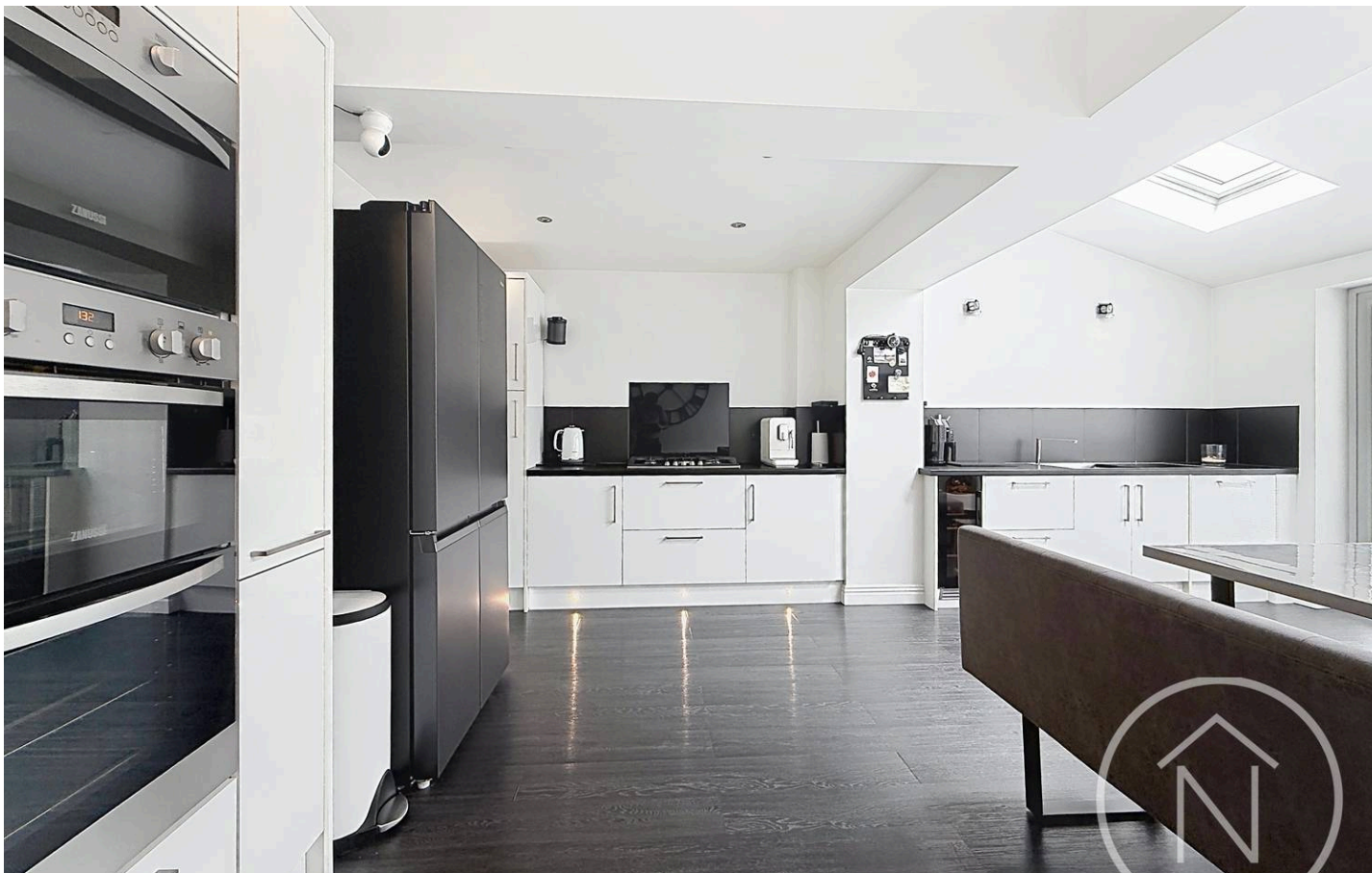
A fantastic opportunity to purchase a stylish family home in one of Billingham's most popular locations.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Entrance Hall

14' 2" x 6' 1" (4.33m x 1.85m)

Lounge

23' 11" x 10' 9" (7.28m x 3.28m)

Kitchen / diner

18' 10" x 16' 1" (5.73m x 4.91m)

Wc

7' 4" x 3' 0" (2.23m x 0.92m)

Landing

9' 1" x 8' 0" (2.76m x 2.43m)

Bathroom

7' 10" x 5' 4" (2.40m x 1.63m)

Bedroom 1

12' 2" x 10' 11" (3.70m x 3.34m)

Bedroom 2

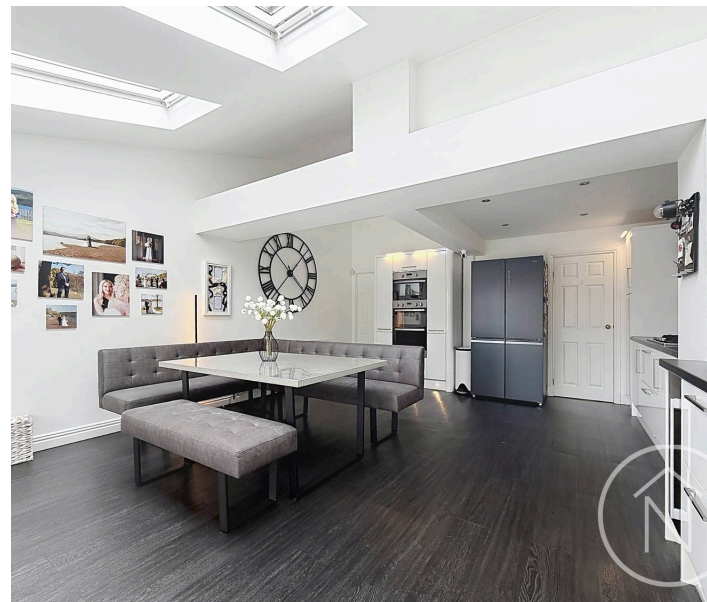
9' 6" x 9' 1" (2.90m x 2.76m)

Bedroom 3

8' 11" x 6' 10" (2.72m x 2.08m)

Garage

11' 2" x 8' 2" (3.40m x 2.50m)



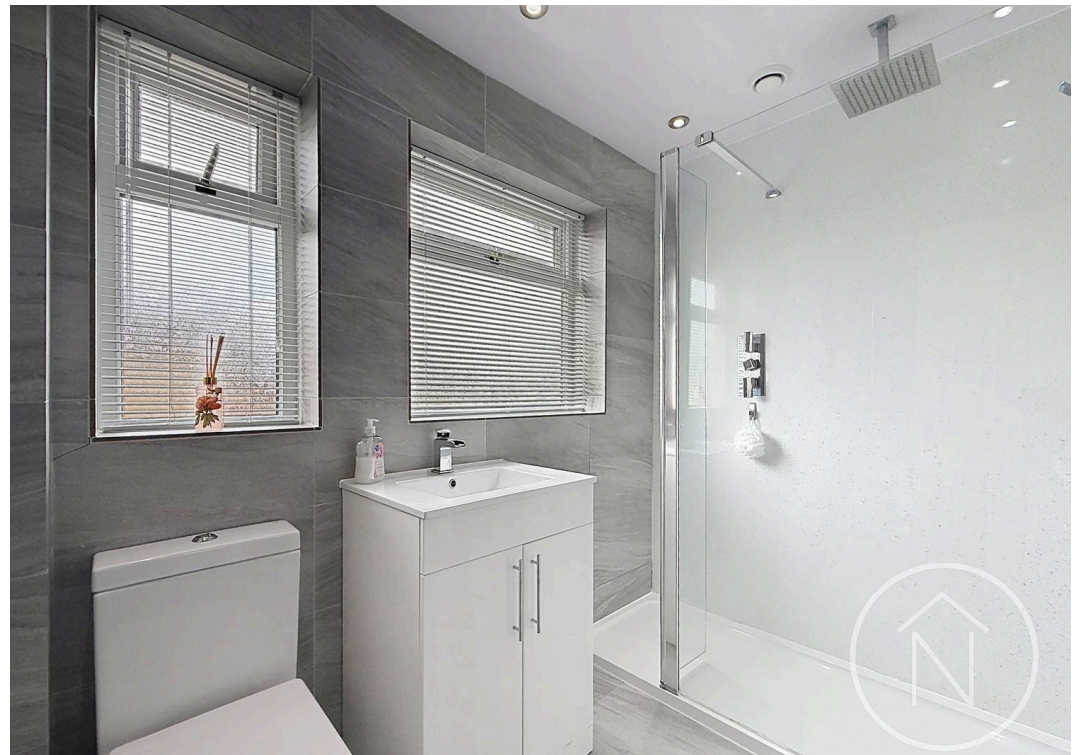
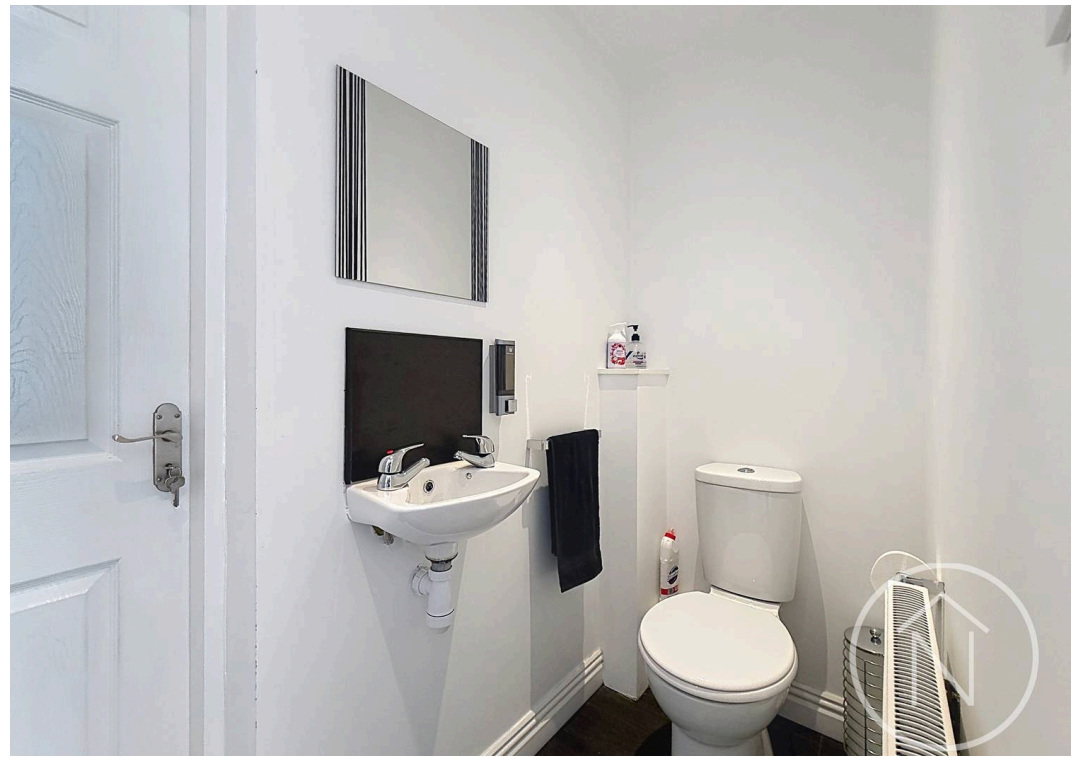


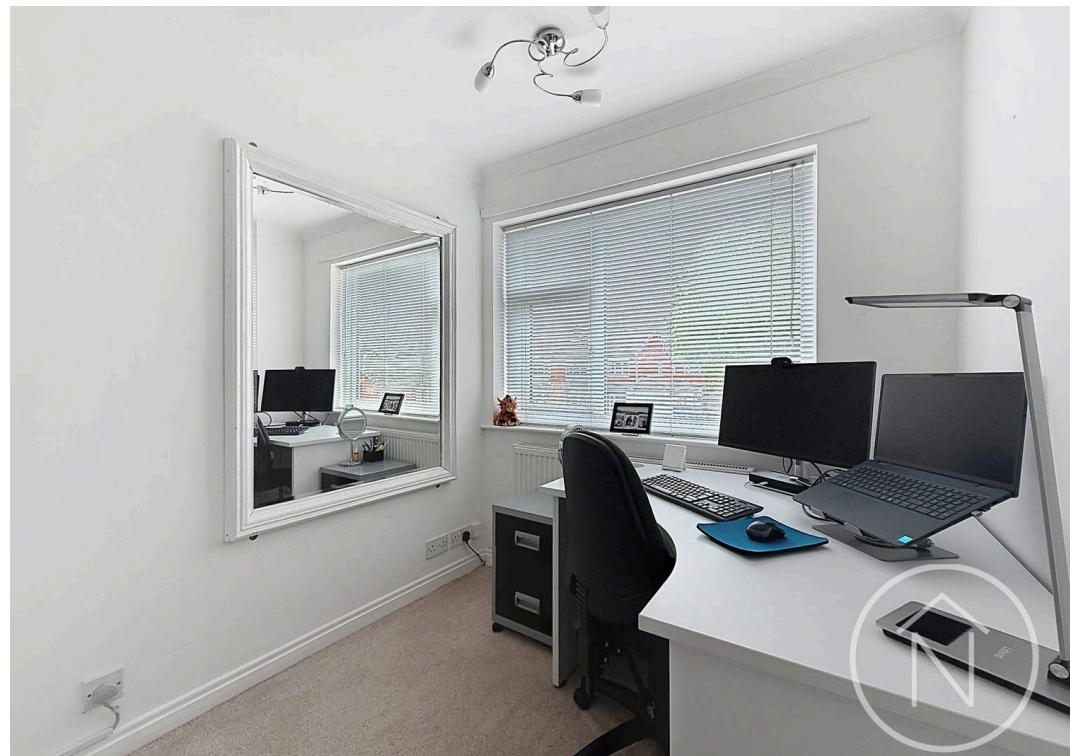
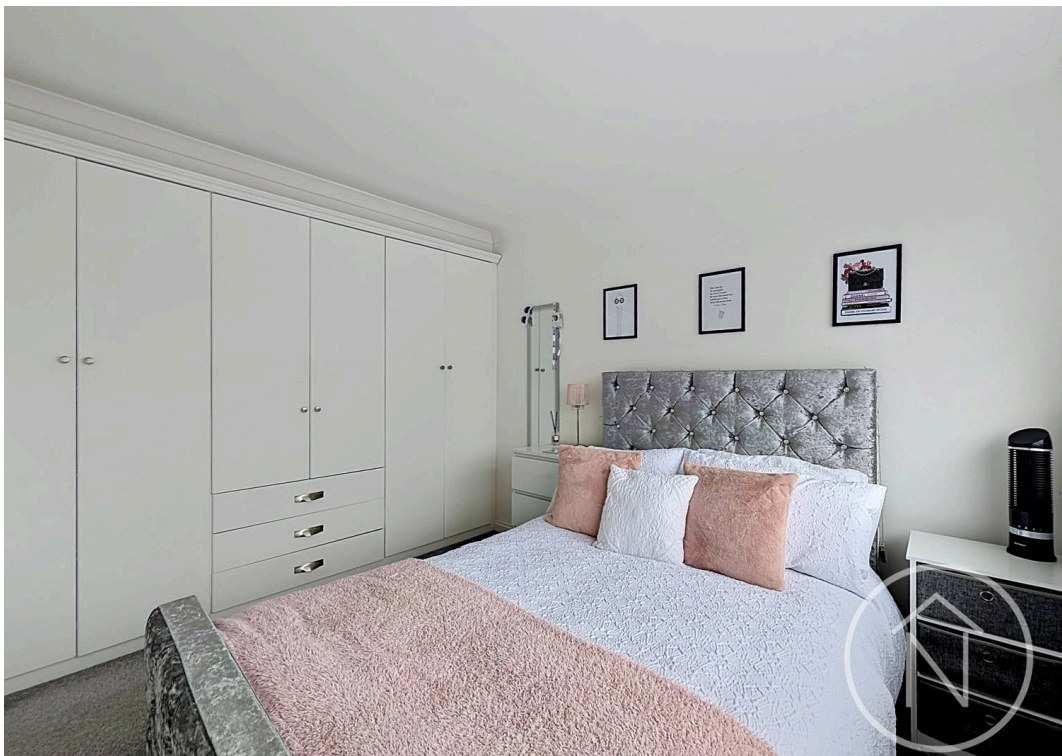
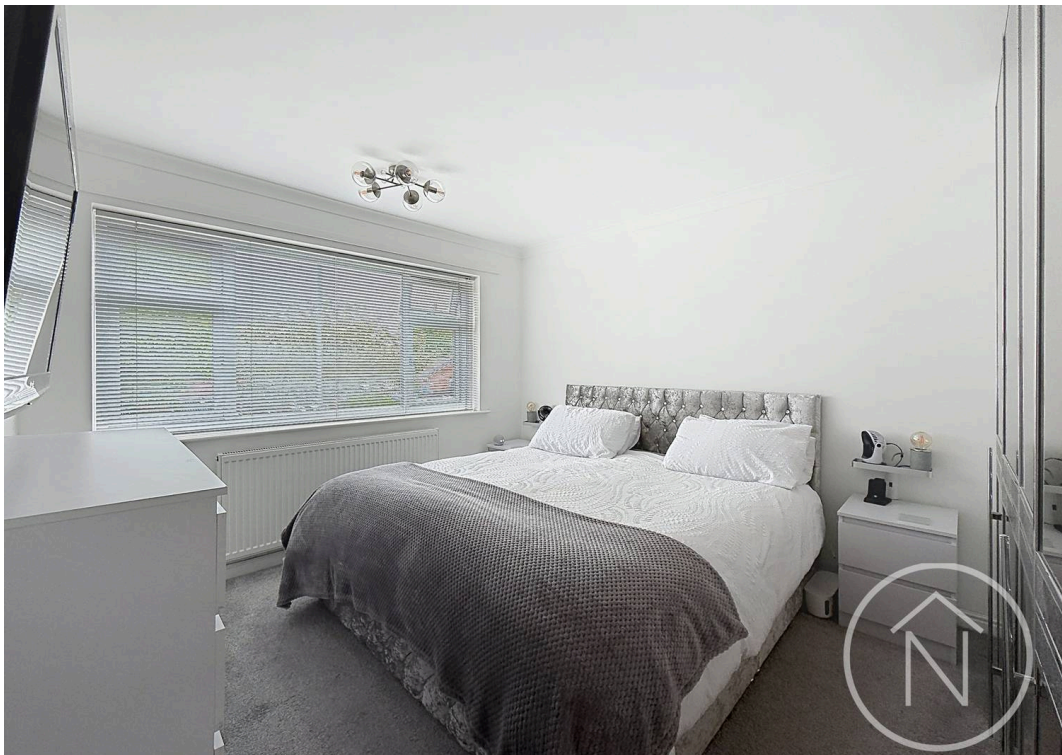
GARDEN

DRIVEWAY

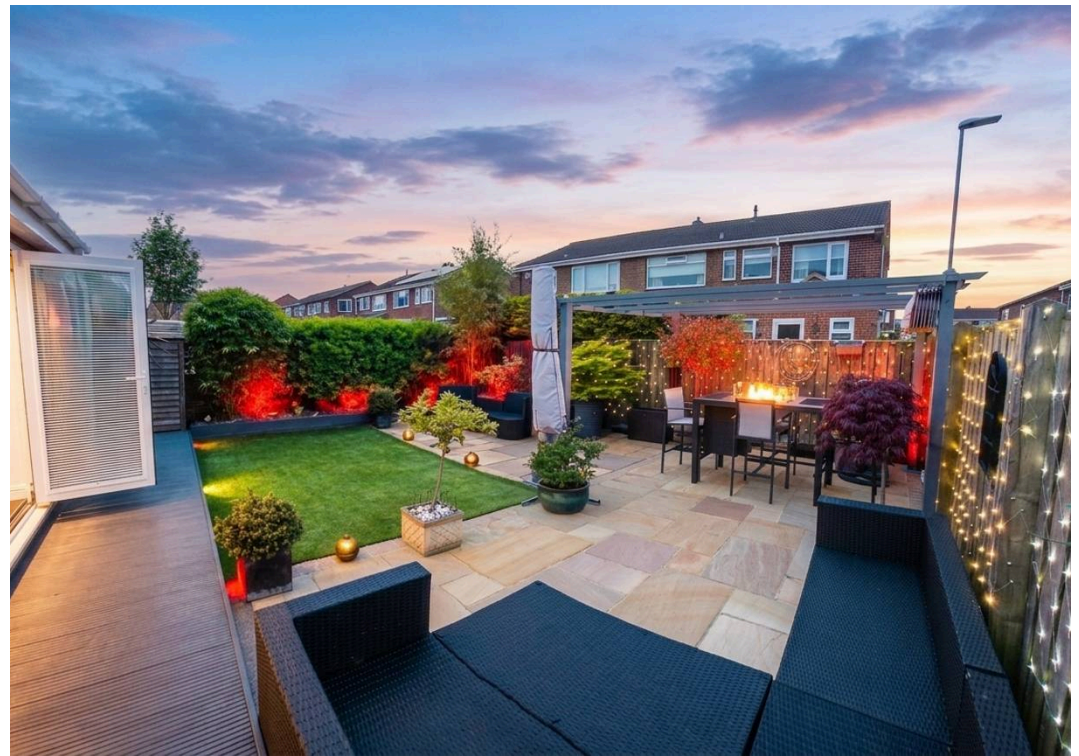
2 Parking Spaces





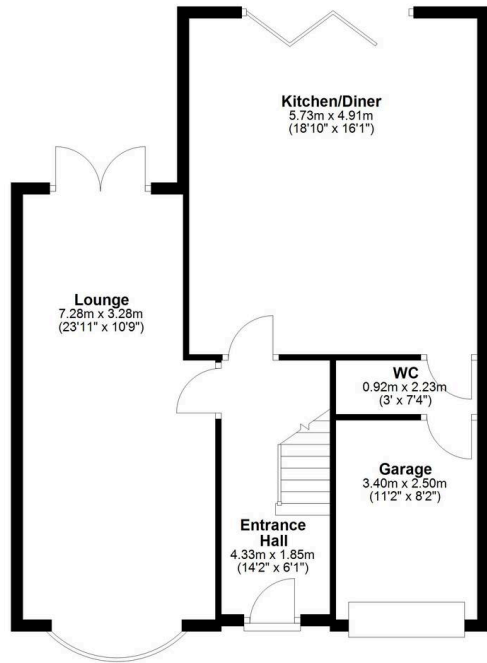






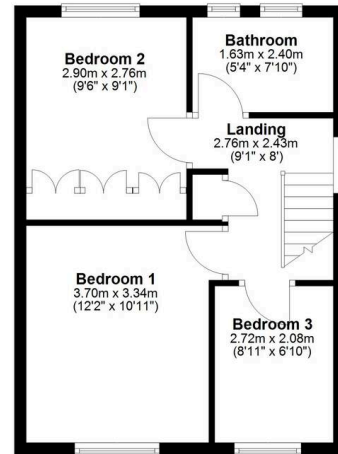
Ground Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 109.6 sq. metres (1179.5 sq. feet)



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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.