



Lax Terrace, Wolviston Billingham TS22 5LE

welcome to

Lax Terrace, Wolviston Billingham

- POPULAR LOCATION
- GARAGE
- LOW MAINTENANCE REAR GARDEN
- VILLAGE SETTING
- FITTED WARDROBES TO MASTER BEDROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£160,000

view this property online mannersandharrison.co.uk/Property/BIL109525



Property Ref:

BIL109525 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Lounge/Diner

Double glazed window to front, double glazed window to rear, UPVC front door, wood flooring, stairs to first floor, 2 radiators.

Kitchen

Double glazed window to side, UPVC door to side, range of wall and base units, integrated fridge freezer, electric oven and gas hob, black sink drainer and mixer tap, understairs storage cupboard, plumbing for washing machine, vinyl flooring, radiator.

First Floor Landing

Double glazed window to side.

Bedroom 1

Double glazed window to front, fitted wardrobes, carpet, radiator.

Bedroom 2

Double glazed window to rear, carpet, stairs to loft, radiator.

Bathroom

2 double glazed windows to side, part tiled walls, low level WC, bath, double walk in shower, vinyl flooring, radiator.

Parking

Shared drive, tandem for 2 cars.

Garage

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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