

RUDSTON AVENUE, WOLVISTON COURT, BILLINGHAM, TS22 5BN



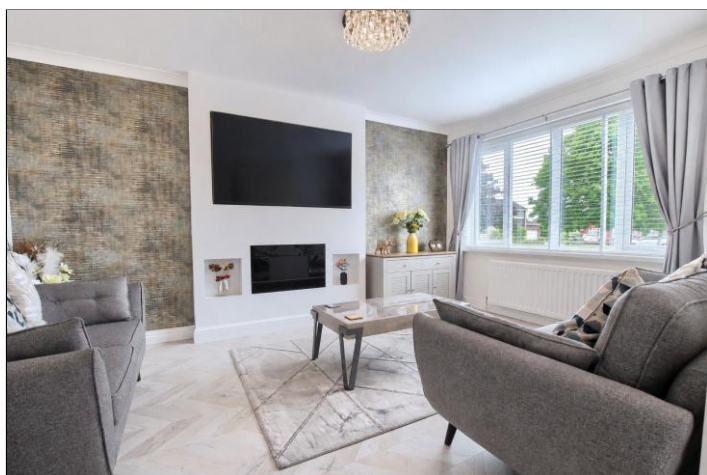
- ▲ A Truly First Class Moore & Cartwright Built Bungalow
- ▲ Extended Double Bedroom & Further Double Bedroom
- ▲ Gas Central Heating & UPVC Double Glazed Windows

- ▲ Fabulous Open Plan Kitchen/Diner with Integrated Appliances
- ▲ Southerly Facing Rear Garden Not Directly Overlooked
- ▲ Stunning Shower Suite
- ▲ Landscaped Gardens, Driveway & Detached Garage

Offers Over £240,000

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Bungalows of this quality are few and far between. This larger style Moore & Cartwright built has been extended and is a wonderful first-class home. If you are in the market for a turnkey bungalow, then look no further.

Featuring a quality combi boiler, UPVC double glazing, a detached garage, ample car parking space, low maintenance landscaped front and rear gardens along with been stylishly decorated throughout.

Most fortunately the rear garden has a southerly facing aspect, both front and rear have been landscaped. Backing onto Prior's Mill C of E Primary School so the rear is not directly overlooked, and the front looks over a greenbelt.

Comprising entrance hall, a fabulous open plan kitchen/diner with double doors leading into the front lounge, hall, stunning shower room, double bedroom and further extended bedroom with French doors leading onto the garden.

Tenure - Freehold

Council Tax Band C

GROUND FLOOR

ENTRANCE HALL - Smart composite entrance door with glass inlay, radiator, meter cupboard and woodgrain effect laminate flooring.

OPEN PLAN KITCHEN DINER - 5.44 (17'10")m (max) x 4.04 (13'3")m (max)

5.44m (max) x 4.04m (max)

Fitted with stunning white high gloss wall, drawer, and floor units with complementary work surface, one and a half bowl sink with brass coloured mixer tap and a four ring gas hob with tiled splashback and white electric extractor fan over with glass inlay. Integrated items include fridge, freezer, dishwasher, and electric oven. Airing cupboard housing the Worcester Bosch combination boiler fitted in 2019, radiator, LED spotlights, and woodgrain effect laminate flooring.

FRONT LOUNGE - 4.37m x 3.3m (14'4" x 10'10")

With double sliding doors marrying up to the kitchen and featuring a remote control living flame electric fire with LED screen, woodgrain effect laminate flooring, and radiator.

HALL - With access to the loft and storage cupboard.

TO VIEW: Tel: 01642 955140

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BEDROOM ONE - 6.4m (max) x 3.3m (21' (max) x 10'10")

6.4m (max) x 3.3m

The property features a small extension to the rear of the property and has created some great living space in the bedroom. Radiator and UPVC French doors with perfect fit blinds opening to the south facing garden.

BEDROOM TWO - 4.04m x 2.74m (13'3" x 9')

With radiator.

BATHROOM - Fitted with a stunning three-piece suite comprising double walk in shower with waterfall shower attachment, vanity sink unit with wash hand basin and mixer tap, low level WC, tube radiator, tiled walls, electric extractor fan and vinyl floor.

EXTERNALLY

GARDENS - To the front there is a landscaped garden with flower borders. Gated access leads to a southerly facing rear garden with large flagstone patio area, small lawn with mature bush and slate borders, outside tap and it backs onto Priors Mill Primary School so is not directly overlooked.

DETACHED GARAGE - A concrete driveway leads to a single detached garage with up and over door, power supply and light

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.

TENURE - FREEHOLD

COUNCIL TAX BAND C

AGENTS REF: - MH/LS/BIL260252/11062026

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

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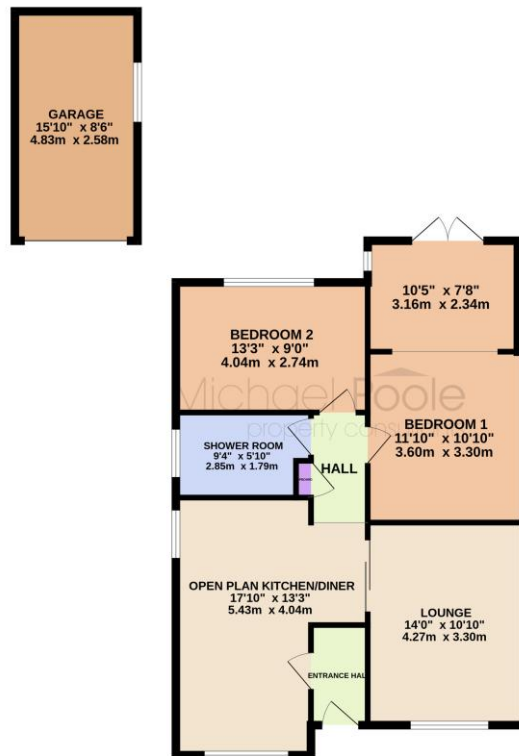
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GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 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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