



Wolviston Road, Wolviston Court - TS22 5ET
Billingham



Offers Invited Between £210,000 And £220,000



Wolviston Road

Billingham

This extended four bedroom semi detached property offers spacious and versatile accommodation, making it an excellent family home. The ground floor features a welcoming entrance hall, a comfortable lounge, and an impressive open plan kitchen dining living space, ideal for both every-day living and entertaining. A standout feature is the versatile ground floor bedroom with en-suite, which could alternatively be used as a separate dining room, family room, or home office to suit your needs. Upstairs, the landing leads to three further well-proportioned bedrooms and a stylish bathroom complete with a walk-in shower enclosure and a free standing bath, providing a luxurious space for relaxation. The property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency. A double driveway to the front provides convenient off street parking for multiple vehicles. This well presented home is perfect for growing families seeking flexible living arrangements and modern comforts in a desirable location.

Council Tax band: C | Tenure: Freehold | EPC Energy Efficiency Rating:



Entrance Hall

Lounge

16' 11" x 12' 2" (5.16m x 3.71m)

Sitting Room

11' 4" x 8' 9" (3.45m x 2.66m)

Kitchen / diner

16' 10" x 16' 6" (5.14m x 5.04m)

Bedroom 4

14' 2" x 7' 6" (4.31m x 2.28m)

Shower room

7' 4" x 3' 11" (2.23m x 1.20m)

Landing

Bathroom

13' 5" x 8' 0" (4.09m x 2.43m)

Bedroom 1

12' 10" x 12' 4" (3.91m x 3.77m)

Bedroom 2

13' 0" x 11' 7" (3.95m x 3.52m)

Bedroom 3

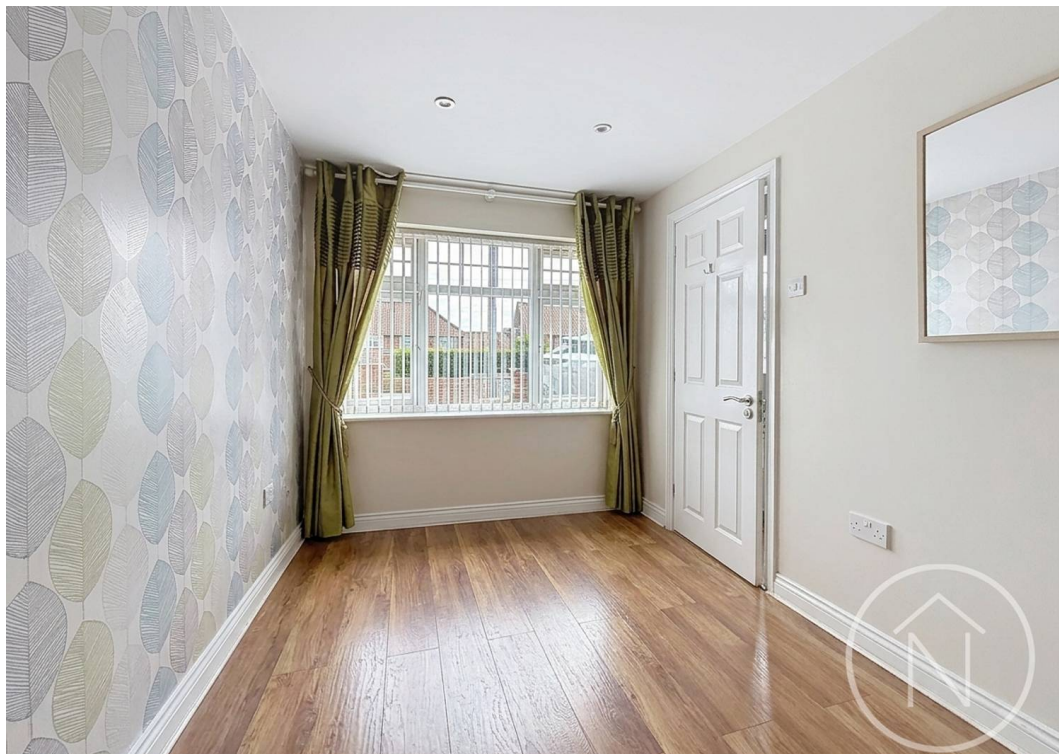
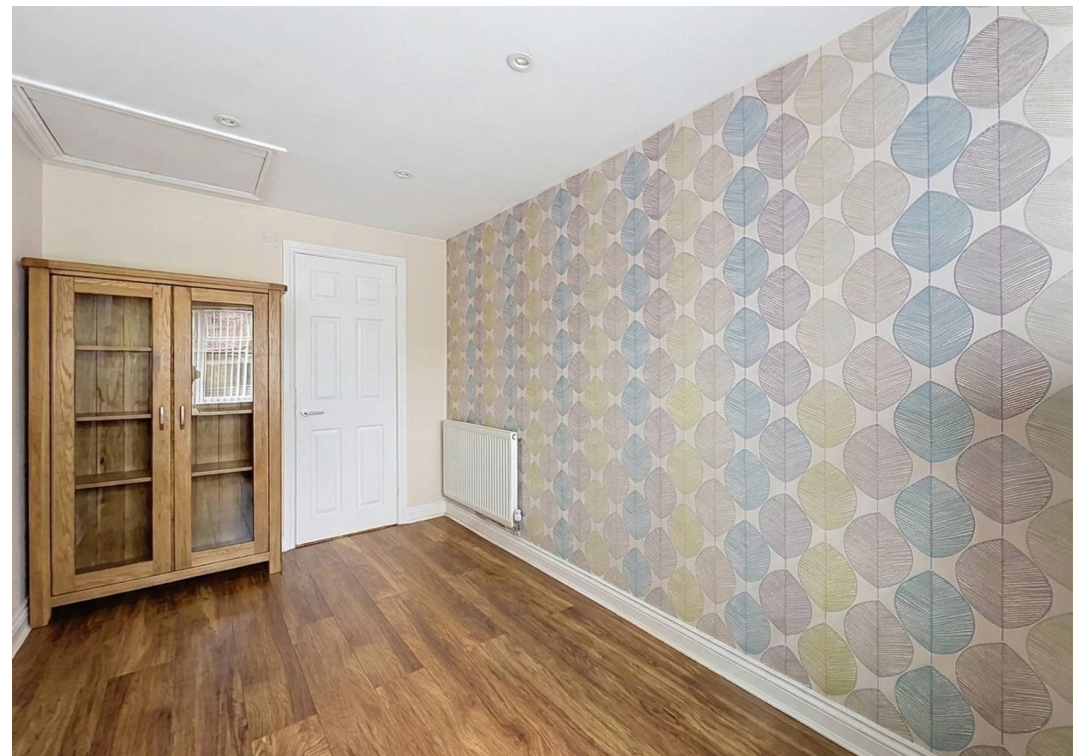
7' 3" x 6' 5" (2.22m x 1.96m)

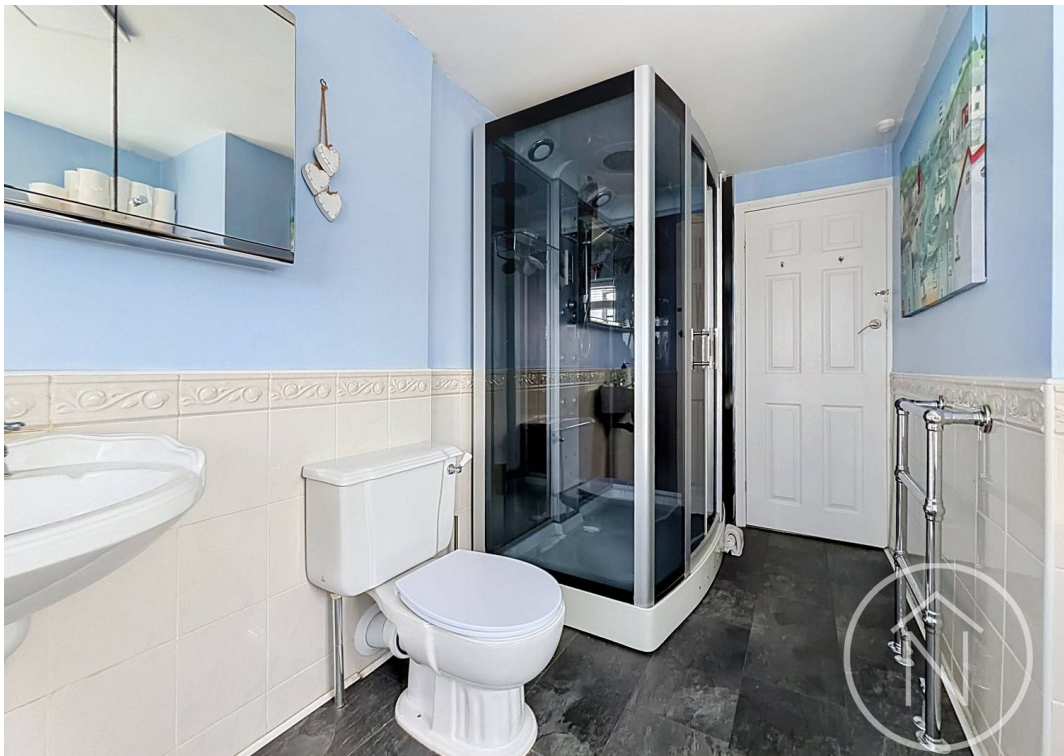
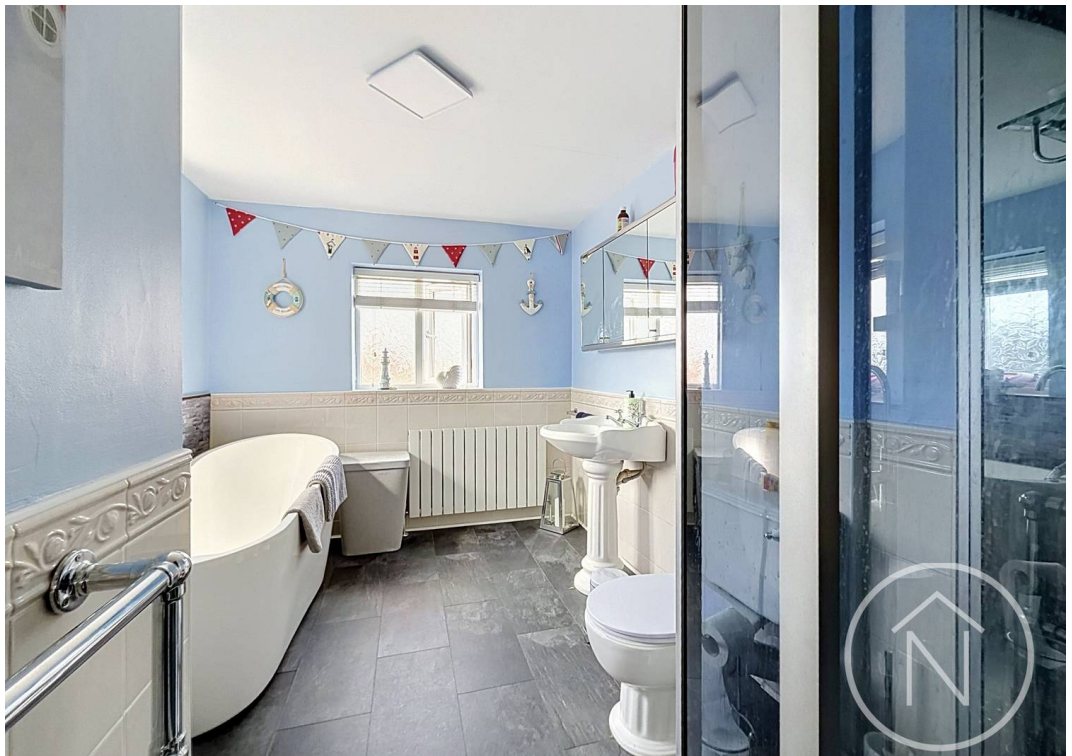
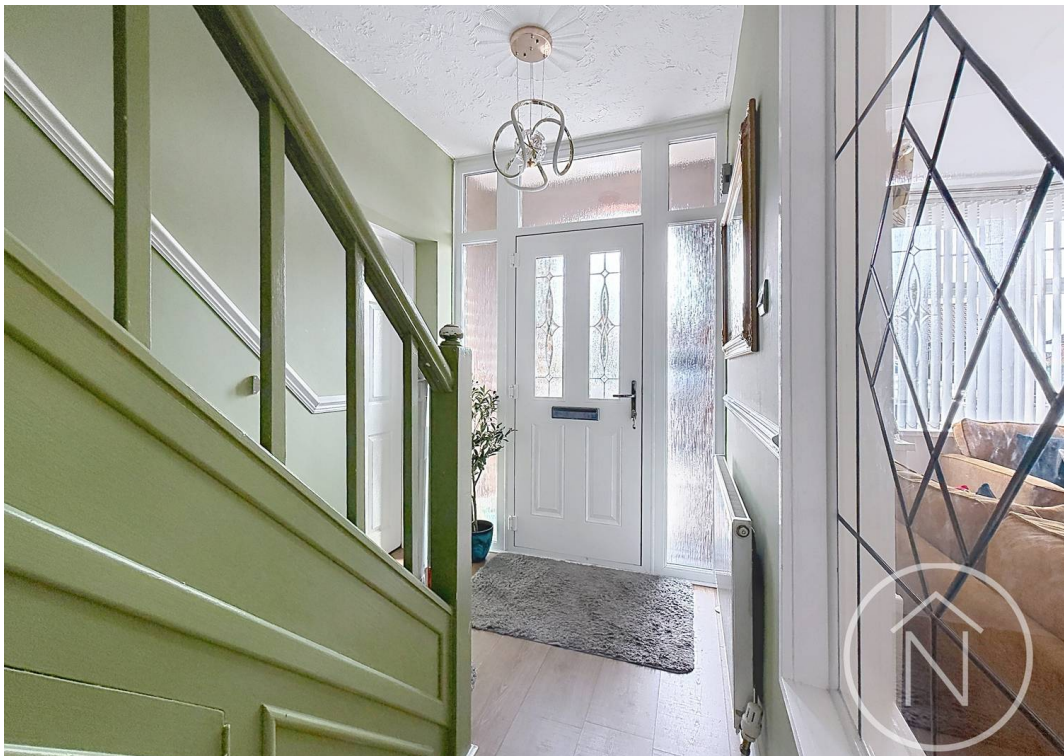
Loft Room

11' 9" x 9' 5" (3.59m x 2.88m)

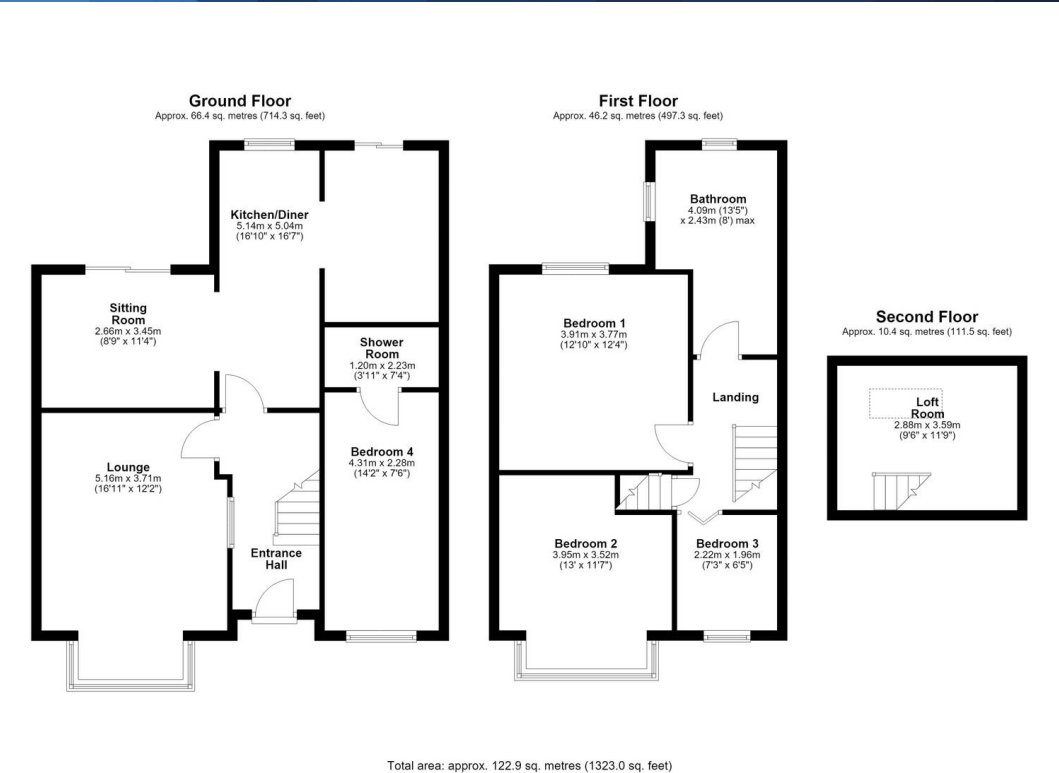














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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, 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.