

HAYDON GREEN, WOLVISTON GRANGE, BILLINGHAM, TS23 3WH



- ▲ Spacious Four Bedroom Detached House
- ▲ SOUTH Facing Rear Garden Aspect
- ▲ Double Garage & Generous Driveway
- ▲ Nice Cul-De-Sac Position
- ▲ Useful Utility Room & Cloakroom/WC
- ▲ UPVC Windows & Doors Throughout
- ▲ Lounge, Dining Room, Conservatory & Stunning Kitchen/Breakfast with Modern Units
- ▲ Beautifully Presented Gardens to the Front & Rear

£310,000

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This fantastic, detached home set in a cul-de-sac position has so much to offer. Not only does it have four excellent size bedrooms and two modern bath/shower rooms, but it also features a double garage, generous driveway, spacious, beautifully presented garden to the rear that has a SOUTH facing aspect. It would be perfect for a growing family or someone looking for a sizable family home.

The stylishly presented accommodation comprises entrance hall, front lounge, stunning kitchen/breakfast room with attractive design units, extra dining, utility room, downstairs toilet and conservatory. The first floor has the bedroom one with modern shower room en-suite, three further bedrooms (two having built in wardrobes) and family bathroom with a stunning modern white suite.

Externally there is a large front garden with side access into the well-presented rear garden with vegetable patch, lawn and a couple of well-placed patio areas.

Other features include central heating with gas boiler, large flagstone driveway, double garage and UPVC windows.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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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.

AGENTS REF: - MH/LS/BIL260305/09072026

Council Tax Band: E **Tenure:** Freehold

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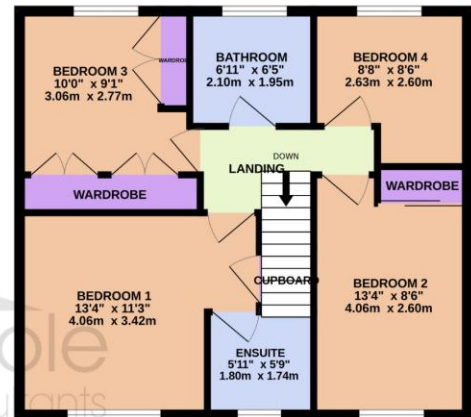
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GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 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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