



**Whitehouse Road, Billingham TS22 5BQ**

**welcome to**

## **Whitehouse Road, Billingham**

Situated on the highly sought-after Wolviston Court Estate, this extended three-bedroom detached family home offers spacious and versatile living throughout.

### **Entrance Porch**

Double glazed door to front, tiled flooring, door into entrance hall.

### **Entrance Hall**

Radiator, stairs to first floor, under stairs storage cupboard, doors to lounge, WC and kitchen, built in storage cupboard.

### **Downstairs Wc**

Double glazed window to side, radiator, low level low flush WC, wash hand basin with mixer tap on vanity unit.

### **Lounge**

13' 11" x 10' 6" ( 4.24m x 3.20m )

Double glazed bow window to front, gas fire with surround, radiator.

### **Kitchen**

21' 5" (max) x 7' 5" (max) ( 6.53m (max) x 2.26m (max) )

Cream gloss wall and base units with contrasting granite working surfaces with matching upstands, part tiled walls, cream 1 1/2 sink and draining board with stainless steel mixer tap, built in electric oven and gas hob, door to dining area/family area, double glazed window to side and rear, double glazed door to side, radiator, laminate flooring, space for dining table.

### **Dining Area**

Radiator, arch to family area.

### **Family Area**

10' 7" (max) x 8' 11" ( 3.23m (max) x 2.72m )

Radiator, double glazed patio door to rear.

### **Landing**

Double glazed window to side, built in storage cupboard housing baxi combi boiler, loft hatch access.

### **Bedroom 1**

13' 10" (max inc fitted robes) x 10' 4" ( 4.22m (max inc fitted robes) x 3.15m )

Double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom 2**

13' 10" (max) x 10' 4" (max) ( 4.22m (max) x 3.15m (max) )

Double glazed window to front, radiator.

### **Bedroom 3**

9' 1" (max inc storage cupboard) x 6' 10" (max) ( 2.77m (max inc storage cupboard) x 2.08m (max) )

Built in storage cupboard, double glazed window to front, radiator.

### **Shower Room/Wc**

Shower cubicle, low level low flush wc with wash hand basin with mixer tap on vanity unit, double glazed window to rear, part tiled walls, radiator.

### **Externally Front Garden**

Open plan lawn to front with planted shrubbery and driveway.

### **Rear Garden**

Enclosed, laid to lawn and patio, plated borders, really useful storage lean to, with plumbing and personnel door into garage.

### **Garage**

Up and over door to front, power and lighting.





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## Whitehouse Road, Billingham

- SITUATED ON WOLVISTON COURT
- EXTENDED
- DETACHED FAMILY HOME
- FRONT & REAR GARDENS
- GARAGE

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

offers over  
**£250,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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