





Wolviston Road,Billingham TS23 2RR

manners & harrison

welcome to

Wolviston Road, Billingham

A spacious, detached bungalow bursting with potential and offering an exciting opportunity to redesign and truly make it your own.

Entrance Hall
Double glazed door to front, high dado, loft access, doors to lounge, 2 bedrooms and reception room 2 / bedroom 3.

Lounge
Attractive marble effect fireplace, inset and hearth with electric fire, high dado, radiator, double glazed bay window to front.

Reception Room 2 / Bedroom 3
Double glazed bay window to side, electric fire, radiator, high dado, 2 built in storage cupboards (one housing electric meter), doors to kitchen and bathroom.

Kitchen
Fitted kitchen with wall and base units and roll edge worktops, 1. 1/2 sink and drainer with mixer tap, built in electric oven and gas hob, plumbing for washing machine, space for under counter fridge, double glazed window to side and rear, tiled wall and floor, wood panelled ceiling.

Bedroom 1
Double glazed window to side, radiator.

Bedroom 2
Double glazed bay window to front, high dado, 2 radiators.

Bathroom
Enclosed shower, low level WC and wash hand basin plus mixer tap on vanity unit, tiled walls, panelled ceiling, vinyl flooring, built in storage housing Worcester Combination boiler, double glazed window to side and rear.

Externally

Wrap Around Garden
Pebbled to front with a pathway and flower bed to side, leading to the rear garden, which is laid to patio for ease of care with fenced border, garden shed and green house.

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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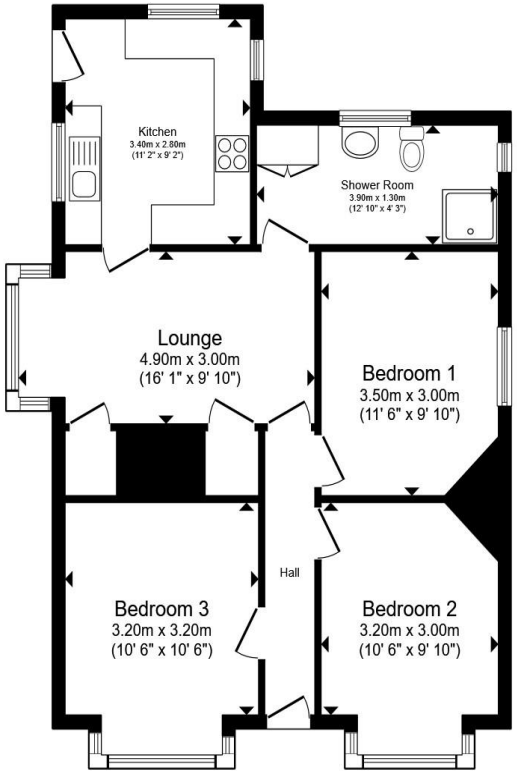
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Wolviston Road, Billingham

- NO FORWARD CHAIN
- SPACIOUS
- WRAP AROUND GARDENS
- VERSATILE
- GENEROUS PLOT

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

£160,000



Total floor area 72.1 m² (776 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
BIL109529 - 0006

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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