

198 Thames Road, Billingham

£455,000

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SALES · LETTINGS · AUCTIONS



198 Thames Road

Billingham

Much Larger Than Might First be Anticipated, This Really Impressive Detached House in a Lovely Location Not Only Has Four Double Bedrooms, Southerly Facing Rear Garden & Two Modern Bath/Shower Rooms.

- Substantial Extended Detached Family Sized Home
- Always Popular Wolviston Court Location
- Large Primary Bedroom with Dressing Room & Ultra-Modern Ensuite
- Three Further Double Bedrooms & Fabulous Bathroom Suite with Four-Piece Suite
- Beautifully Presented Southerly/Westerly Facing Garden with Well Place Patio Areas
- 25ft Kitchen/Diner with Shaker Design Units & Built in Appliance
- Spacious Lounge, Extra Sitting Room & Garden Room with Bi-Folding Doors
- Gas Central Heating, UPVC Double Glazing & Solar Panels

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Perfectly suited to just about any size family, this substantial extended four bedroom detached house is beautifully presented throughout with a south/westerly facing rear garden, integrated double garage and is pleasantly positioned facing onto St Pauls School Grounds.

Having an impressive 1,917 sq. ft. interior, the well planned, stylishly presented accommodation comprises impressive entrance hall, front lounge, 25ft kitchen/diner with modern Shaker design units, wonderful garden room with bi-folding doors, extra sitting room and WC.

The first floor has a stunning gallery landing, generous bedroom one with dressing room and modern ensuite. Three large double bedrooms and bathroom with fantastic four-piece suite.

Externally, the concrete patterned driveway provides ample car parking space which leads to integrated double garage and there is a south/westerly rear garden with a couple of well-placed patios with pergola, lawn, mature bush boarders and backing directly onto bungalows.

Other notable features include UPVC double glazing, gas central heating fed radiators, 4.00 KW Evolution +10 solar panels and inverter.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:











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.











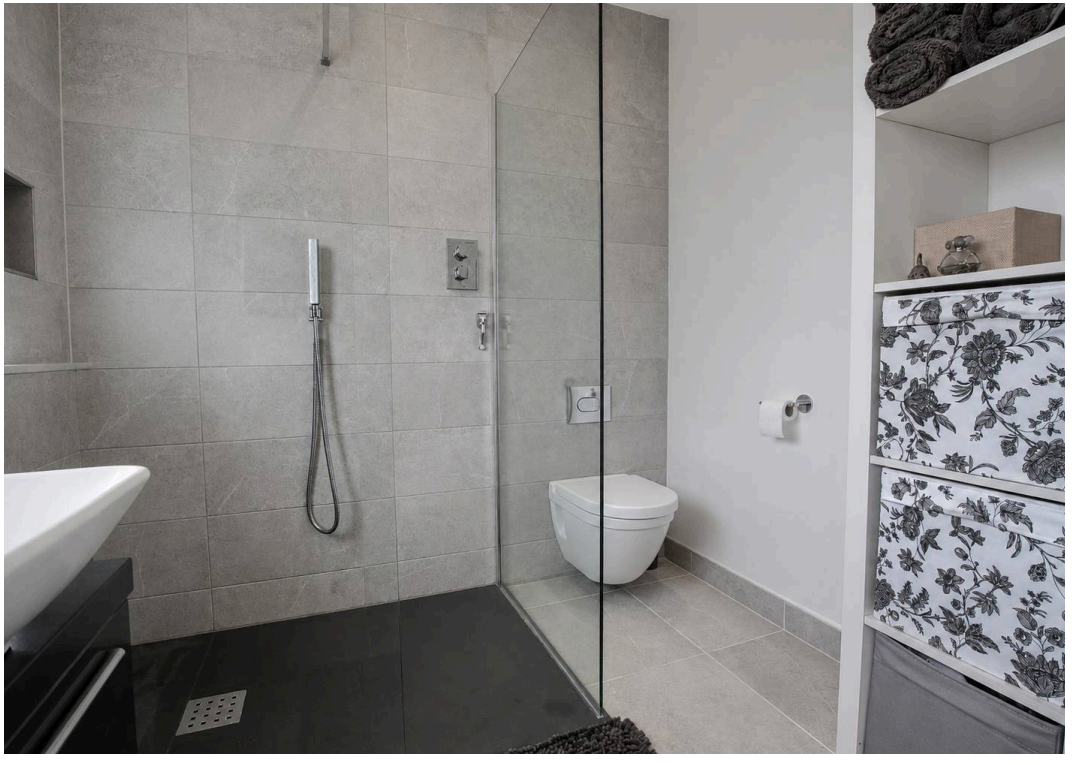








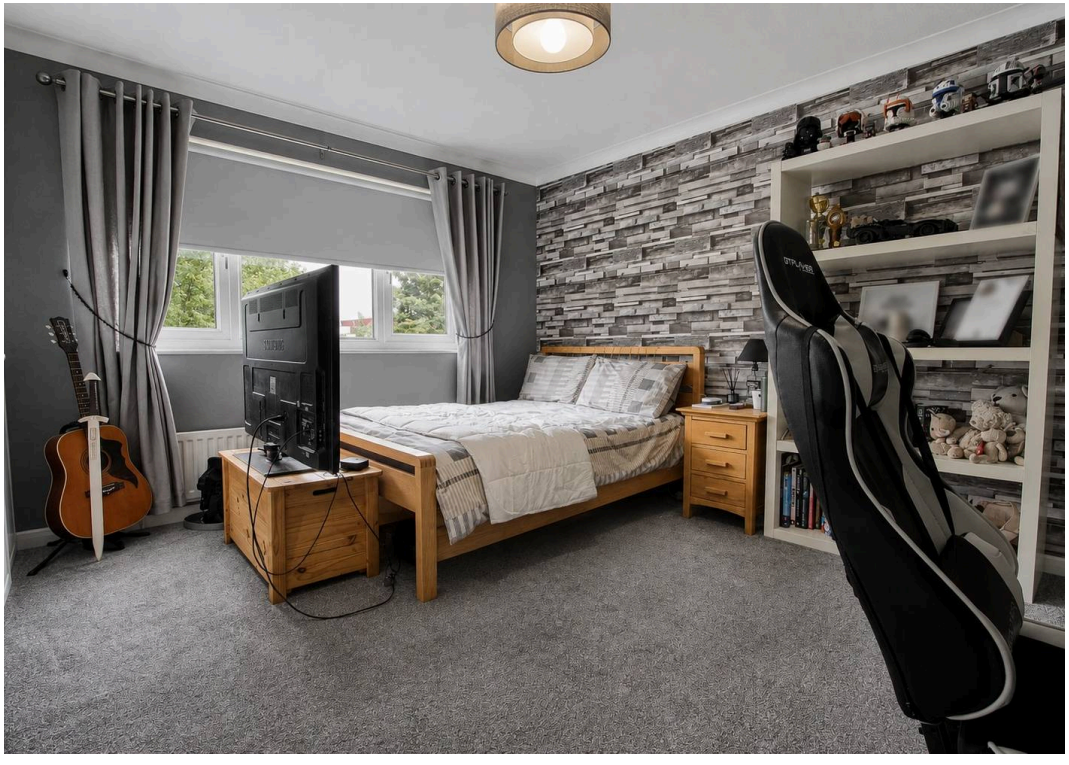






























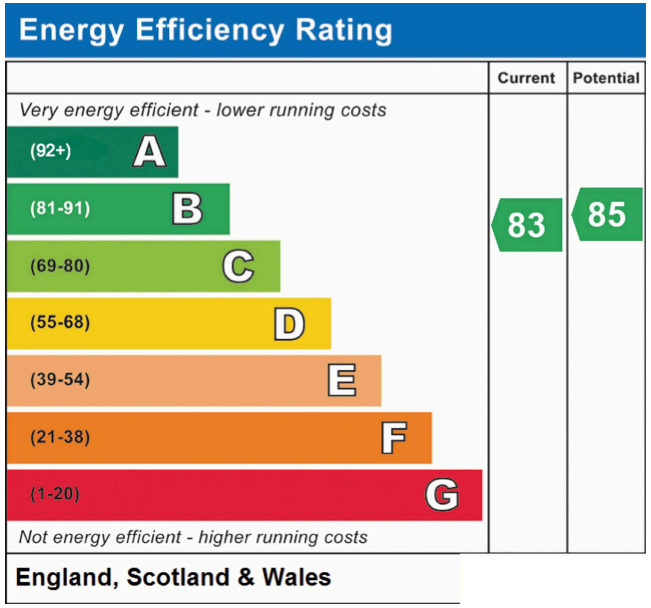











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
85
England, Scotland & Wales

GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.

1ST FLOOR
994 sq.ft. (92.3 sq.m.) approx.



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property consultants

TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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