



Queens Drive
Wolviston Court,

Offers Over £150,000
ENERGY RATING: D-67

A beautifully presented and much upgraded semi-detached house in this highly sought after location. The extended accommodation comprises, welcoming entrance hall, 19 ft. lounge, modern kitchen/breakfast room with French doors opening to the garden, cloaks/WC, large master bedroom with walk-in wardrobe, second double bedroom and stunning bathroom. There is a garden & driveway to the front, detached garage and a very generous sized enclosed garden to the rear. Early viewing is strongly recommended for this excellent property. Energy Rating: D-67. Council Tax Band: B (£2,031.08).



- Extended Semi-detached House • Two Double Bedrooms • 19 ft. Lounge • Modern Kitchen/Breakfast Room

Entrance Hall

Composite entrance door with leaded lights and a UPVC double glazed window. Staircase to first floor, understair pullout storage drawers, laminate flooring, panelling to walls, coving and spotlights.

Lounge

6.04m x 3.27m (19'9" x 10'8")

Front aspect UPVC double glazed window, feature fireplace with tiled hearth & an electric flame effect stove, coving to ceiling and a radiator.



Cloaks/WC

Side aspect UPVC double glazed window, vanity unit housing wash basin, low level WC, laminate flooring, spot lights and a radiator.

Kitchen

2.75m x 4.94m (9'0" x 16'2")

Rear aspect UPVC double glazed window and French doors opening to the garden. A range of modern navy base & wall units with contrasting white worksurfaces & tiled splashbacks incorporating a 1½ bowl sink unit & mixer tap, electric hob with extractor hood over and a built-in double oven. American style fridge/freezer, breakfast bar with stools, space & plumbing for washing machine, plinth lighting, tiled flooring, spotlights and a modern column radiator.



- Stunning Bathroom & Cloaks/WC • Driveway & Detached Garage • Very Large Rear Garden • Popular Location • Energy Rating: D-67 • Council Tax Band: B (£2,031.08)



First Floor Landing

Side aspect UPVC double glazed window, chrome & wooden spindle staircase, spotlights and access to loft via foldout wooden ladder.

Bedroom One

3.07m x 4.08m (10'0" x 13'4")

Front aspect UPVC double glazed window, walk-in wardrobe and a radiator.

Bedroom Two

2.65m x 3.12m (8'8" x 10'2")

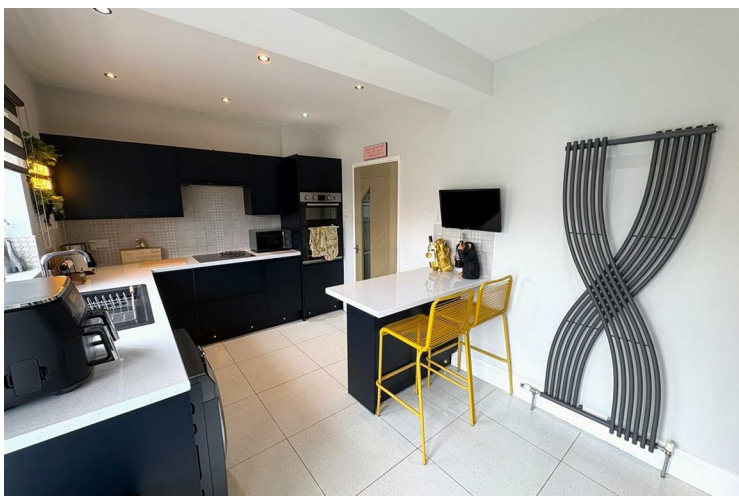
Rear aspect UPVC double glazed window and a radiator.



Bathroom/WC

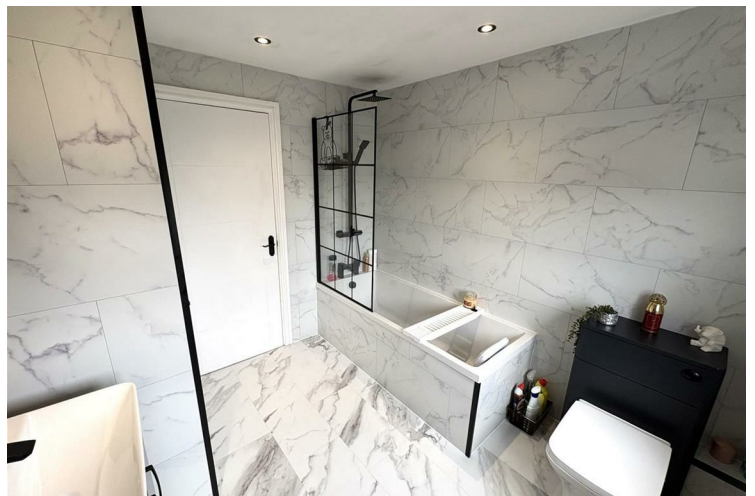
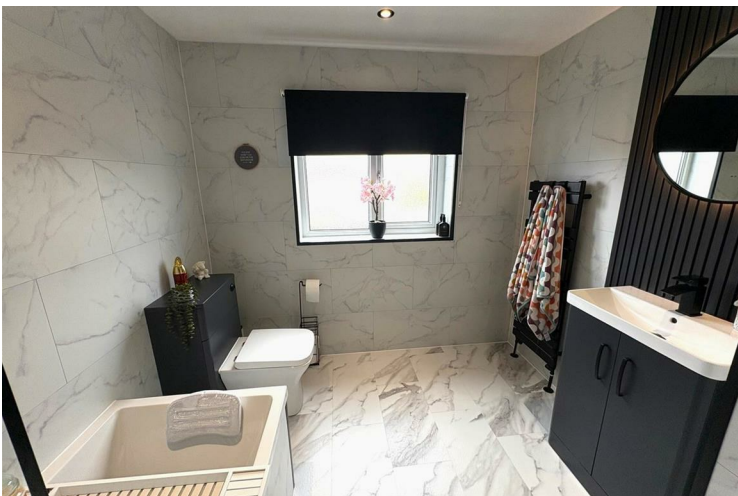
2.73m x 2.38m (8'11" x 7'9")

Rear aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with thermostatic mixer rainfall shower over, vanity unit housing wash basin and a low level WC with concealed cistern. White marble effect UPVC clad walls, matching flooring, spotlights, heated towel rail and a cupboard housing Baxi combi boiler.



Externally

There is a walled front garden with established shrubs and a driveway providing off-street parking. Secure side access leads to a detached garage with up & over door. To the rear is a very generous enclosed garden with large decked, patio & lawned areas, a metal gazebo and large storage shed.






Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 850.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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