



Durham Road, Wolviston - TS22 5LP



In Excess of £400,000



40 Durham Road

Wolviston, Billingham

Situated in the sought-after Wolviston Village, this impressive four bedroom detached home offers a blend of character, original features, and modern convenience. The property welcomes you with an inviting entrance vestibule and hallway, leading to a spacious lounge with an attractive bay window that fills the room with natural light. The separate dining room provides an ideal setting for family meals or entertaining guests, while the well-appointed kitchen offers ample storage and workspace. To the rear, the conservatory allows for pleasant views of the garden, creating a peaceful retreat within the home. Upstairs, the first floor landing gives access to four bedrooms and a family bathroom, ensuring comfortable living for families of all sizes. Throughout the property, gas central heating and UPVC double glazing contribute to a warm and energy-efficient environment. The inclusion of a garage adds further practicality, providing secure parking or additional storage. Combining period charm with modern updates, this stunning home is a rare opportunity to acquire a property of such quality and character in a desirable village location.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Entrance Vestibule

Hallway

24' 2" x 6' 4" (7.36m x 1.94m)

Lounge

Dining Room

13' 6" x 11' 5" (4.11m x 3.49m)

Kitchen

16' 0" x 10' 11" (4.87m x 3.32m)

Conservatory

12' 10" x 15' 8" (3.91m x 4.78m)

Ground Floor Wc

Landing

22' 11" x 6' 6" (6.98m x 1.98m)

Bathroom

7' 1" x 8' 8" (2.15m x 2.65m)

Bedroom One

13' 11" x 11' 4" (4.24m x 3.45m)

Bedroom Two

13' 6" x 8' 2" (4.12m x 2.49m)

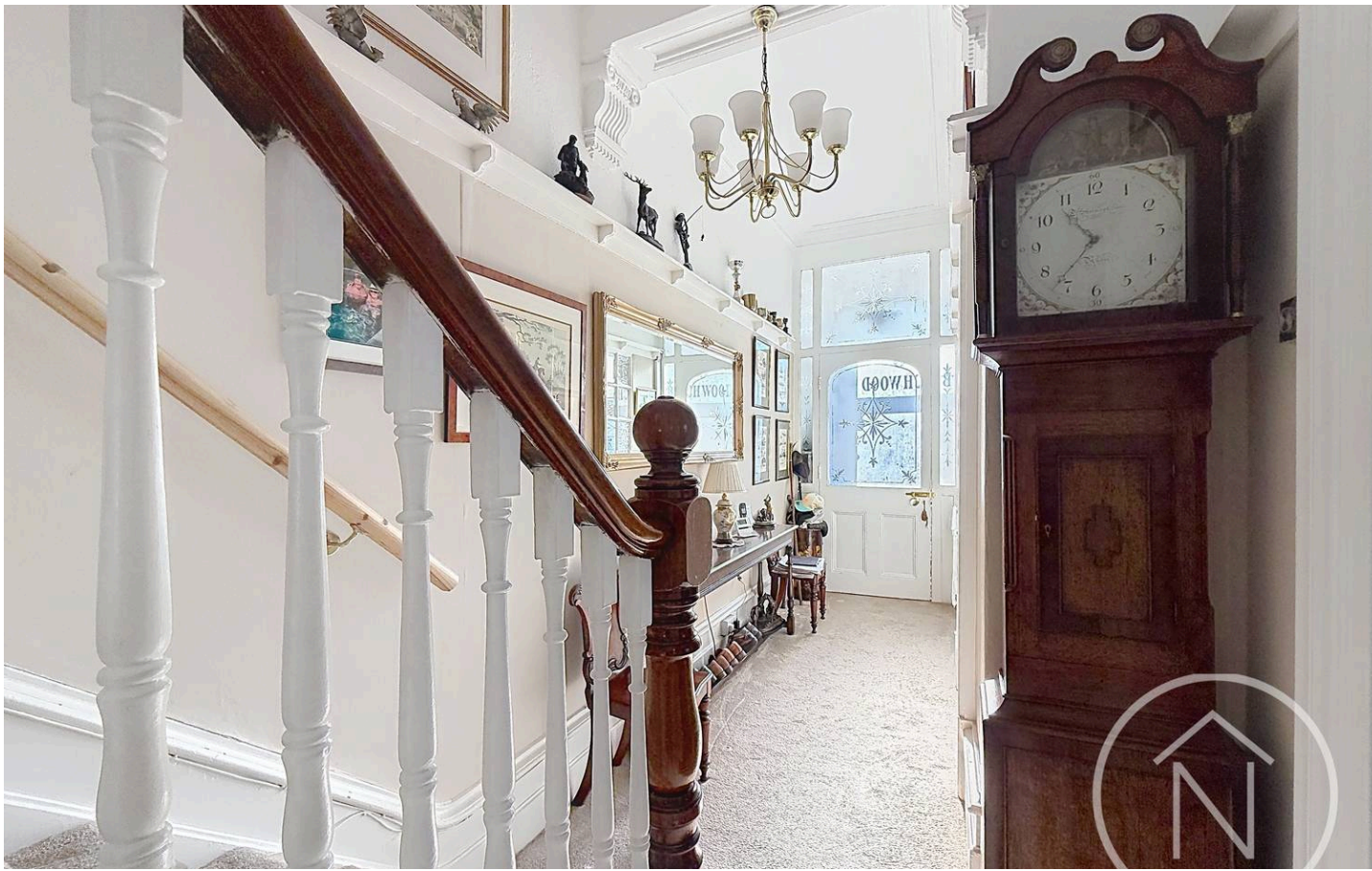
Bedroom Three

9' 11" x 6' 6" (3.02m x 1.98m)

Bedroom Four

7' 3" x 11' 11" (2.21m x 3.63m)



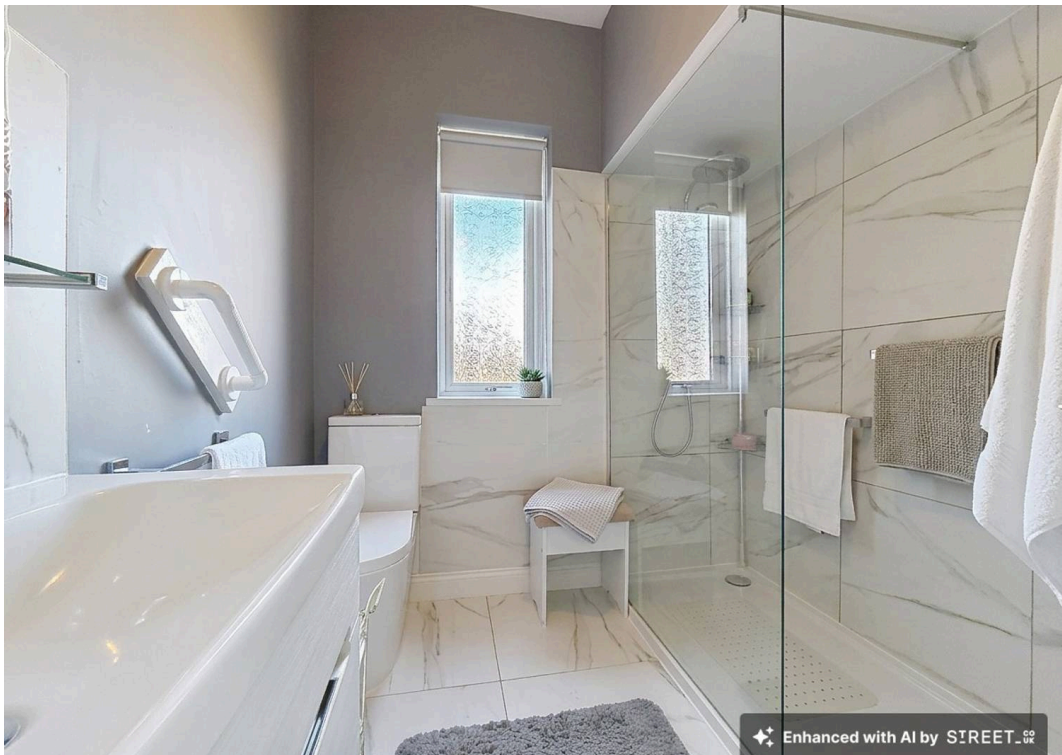


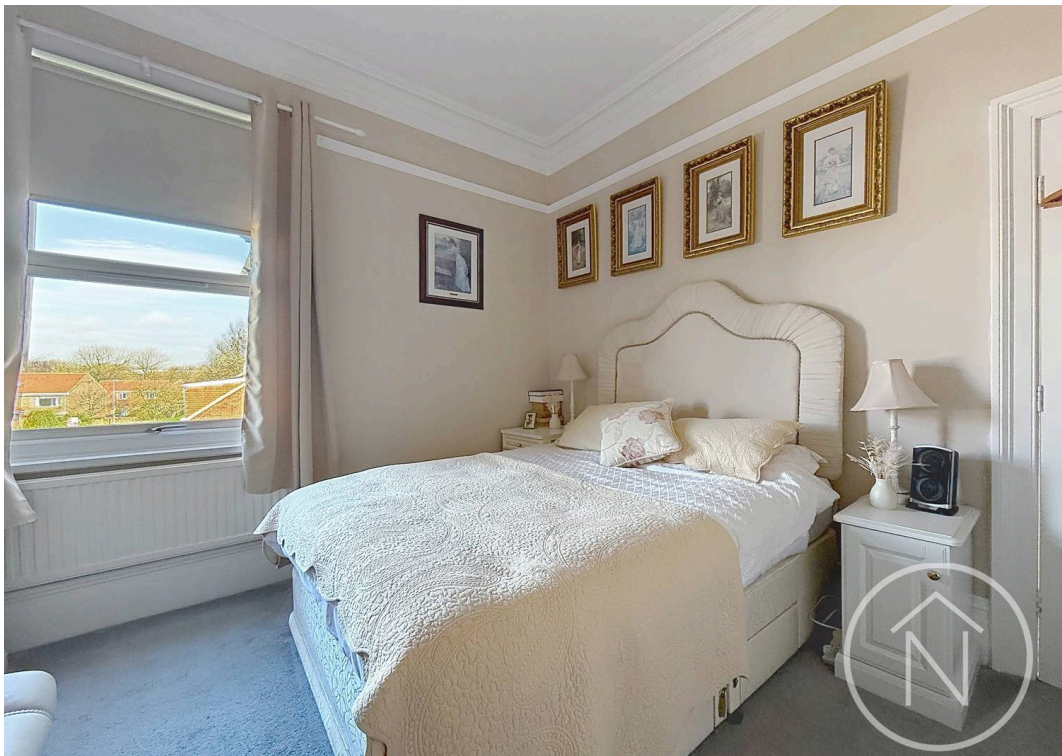
GARDEN

GARAGE

OFF STREET

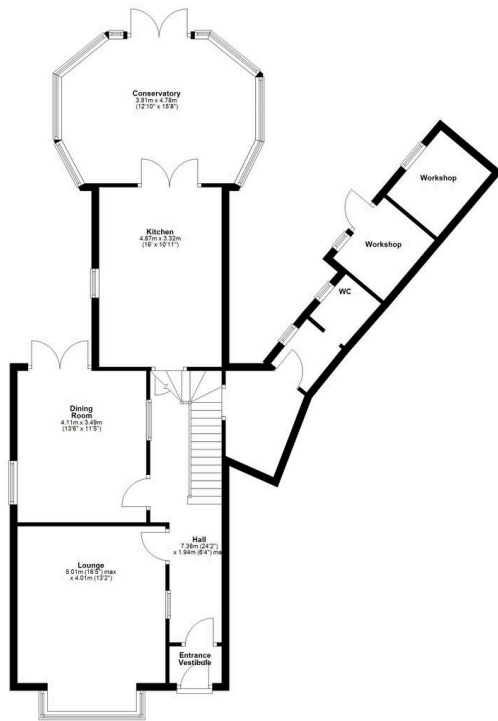




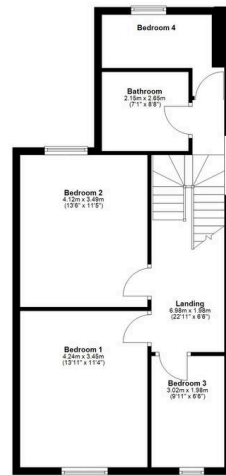




Ground Floor
Approx. 91 sq. metres (988 sq. feet)



First Floor
Approx. 60 sq. metres (652 sq. feet)



Total area: approx. 152.4 sq. metres (1640.9 sq. feet)



Northgate - Teesside

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