

WOLVISTON ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2RR



- ▲ Beautifully presented bay-fronted three-bedroom semi-detached home
- ▲ Stunning open-plan kitchen diner with breakfast bar
- ▲ Character lounge with inglenook fireplace and solid fuel stove
- ▲ French doors opening onto a private, low-maintenance courtyard garden
- ▲ Detached garage to the rear
- ▲ Contemporary family bathroom with luxury fittings
- ▲ Quality oak staircase and bespoke understairs storage
- ▲ Ideal for entertaining, modern family life and home working
- ▲ Conveniently located for schools, amenities and commuter links

£175,000

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Imagine slow Sunday mornings gathered around the breakfast bar while coffee brews and sunlight pours through the Velux windows. Picture friends spilling effortlessly from the stylish kitchen diner into the private courtyard garden on warm summer evenings, while the crackle of the solid fuel stove welcomes everyone back inside when the seasons change. This is a home designed around spending quality time together, where modern comforts blend beautifully with traditional character.

Behind its attractive bay-fronted façade, this beautifully presented three-bedroom semi-detached home offers a lifestyle that perfectly balances comfort, practicality and entertaining. The welcoming reception hall immediately sets the tone with its quality oak staircase and bespoke storage, leading into a cosy lounge where the striking inglenook fireplace and solid fuel stove create the perfect setting for relaxed evenings with family or unwinding after a busy day.

At the heart of the home is the impressive open-plan kitchen diner—a space designed for modern living with a generous breakfast bar and French doors opening onto the rear courtyard make this the natural hub of the house. Whether you're hosting summer barbecues, helping with homework

over dinner or simply enjoying everyday family life, this versatile space adapts effortlessly to every occasion.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for growing families, professionals working from home or those needing flexible guest space. The contemporary family bathroom has been finished to a high standard with stylish fittings, feature shelving and a waterfall shower, offering a luxurious space to begin and end each day.

Outside, the enclosed rear courtyard garden has been designed for low-maintenance living, creating an inviting outdoor entertaining space where weekends can be spent dining alfresco, relaxing with friends or simply enjoying the sunshine without hours of garden upkeep.

Situated on the ever-popular Wolviston Road, the property enjoys excellent access to local schools, shops, parks and commuter routes, making it an ideal choice for first-time buyers, young families or anyone looking to enjoy a well-connected lifestyle in one of Billingham's established residential locations.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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GROUND FLOOR

RECEPTION HALL - Composite entrance door to the side aspect opening to reception hall with double glazed window to the front aspect, twin radiator and oak staircase with banister and newel post with oak spindles and bespoke under stairs storage.

LIVING ROOM - 4.5m (14'9") into bay x 3.4 m(11'2") to alcoves
With double glazed bay window to the front aspect, radiator and inglenook fireplace with oak mantel, solid fuel stove, slate hearth and brick slip back. Open to ...

KITCHEN DINER - 6.55m x 2.6m (21'6" x 8'6")

With double glazed window and French doors to the rear aspect, additional double glazed door to the rear garden, engineered flooring, two modern vertical radiators and spotlights to ceiling. Modern kitchen with complementary worktops incorporating a breakfast bar, one and a half bowl asterite sink and drainer unit with mixer tap, electric oven, four ring gas hob with overhead extractor hood, space for fridge freezer, integrated dishwasher, space for washing machine, work surface lighting and ambient lighting, and half vaulted ceiling with Velux window and spotlights.

FIRST FLOOR

LANDING - With continuation of the oak banister and spindles, and loft access.

BEDROOM ONE - 3.1m (10'2") (max) x 4.1m (13'5") into bay
With double glazed bay window to the front aspect and single radiator.

BEDROOM TWO - 3.25m (10'8") x 2.74m (9') (midpoint)
With double glazed window to the rear aspect and single radiator.

BEDROOM THREE - 1.93m x 2.03m (6'4" x 6'8")

With double glazed window to the front aspect and twin radiator.

BATHROOM - With double glazed sash window to the rear aspect, side panelled bath with waterfall style mixer tap, waterfall style shower over and screen, recessed featuring shelving, wall mounted modern towel rail, floating style vanity unit with drawers below, floating style low level WC with hidden cistern, feature shelving with inset lighting, panelled walls and engineered floor.

EXTERNALLY

GARDENS, PARKING & GARAGE - Lawned front garden with pathway and side gated access leading to low maintenance rear garden with Indian flagstone patio area and detached garage with side door access, power and up and over door.

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AGENTS REF: - LJ/LS/BIL260270/02072026

Council Tax Band: B **Tenure:** Freehold



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