



277 Wolviston Back Lane, Billingham
£150,000





277 Wolviston Back Lane

Billingham

Smart, Modernised and the Perfect Starting Point for a First Time Buyer, This Three Bedroom Extended End Terrace House Has a South Facing Rear Garden, Modern Kitchen/Diner Room & Detached Garage.

- We Think You're Going to Love this Modernised & Improved Extended Three Bedroom End Terrace House
- UPVC Double Glazed Windows & Exterior Doors
- Central Heating with a Combi Boiler
- Open Plan Front Lounge
- Kitchen/Diner with Modern Units and Smart Modern White Bathroom Suite
- South Facing Garden & Detached Garage

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We think you're going to love this modernised, smart and well organised extended three bedroom end terrace house. In fact, properties this good tend not to hang around for long so an early viewing is well advised.

It's nicely positioned facing with a south facing garden and has the advantage of UPVC double glazing, central heating with a combi boiler and detached garage.

Comprising entrance hall, open plan lounge, kitchen/diner with modern white units and utility area . The first floor has three bedrooms and bathroom with a smart modern white suite.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.





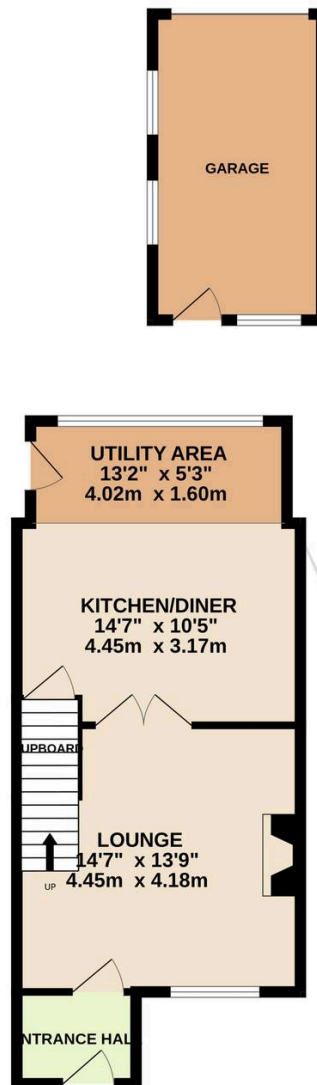




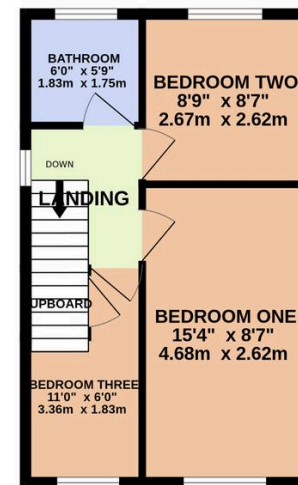
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GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



Michael Poole
property consultants

TOTAL FLOOR AREA: 933 sq.ft. (86.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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