

GROSVENOR ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5HA



- ▲ This Traditional Bay Fronted Three Bedroom Semi Detached House Will Be Very Easy to Move Straight Into
- ▲ Southerly Facing Rear Garden with Patio Area, Patterned Concrete Driveway & Garage
- ▲ Extended Kitchen with Really Smart Modern Units

- ▲ Front Lounge & Separate Rear Sitting/Dining Room
- ▲ UPVC Double Glazing & Central Heating with A Combi Boiler
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

£130,000

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Take a minute and look at what we have found for you here!! This traditional bay fronted semi-detached house has been modernised throughout and is handily placed for shops, well regarded Wolviston Court schools and a multitude of other really useful facilities.

It has some lovely features that are sure to entice including UPVC double glazing, composite entrance door, central heating with a Worcester Bosch combi boiler, southerly facing rear garden, patterned concrete imprint driveway and a single detached garage.

The nicely presented interior comprises entrance hall, front lounge, rear sitting/dining room and an extended kitchen with a smart range of modern white Shaker design units and built-in appliances.

GROUND FLOOR

ENTRANCE HALL

Staircase to the first floor, radiator and black composite entrance door with double glazed insert.

LOUNGE - 4.34m (14'3") into depth of bay window x 4.04m (13'3") into depth of alcoves

Flame effect electric fire with modern white surround. Radiator and connecting door into

REAR SITTING/DINING ROOM - 5.08m x 3.6m (16'8" x 11'10")

Deep under stairs storage cupboard, flame effect electric fire with cream coloured surround, radiator and connecting door into

EXTENDED KITCHEN - 3.56m x 3.43m (11'8" x 11'3")

Fitted with a really smart range of modern white shaker design wall, drawer and floor cupboards, corner carousel unit, roll top work surfaces with matching up stands and single drainer stainless steel one and a half bowl sink unit with mixer taps over. Built-in stainless steel electric oven and four ring ceramic hob with extractor hood over. Integrated dishwasher and washing machine. Space for fridge freezer. Slate tile effect laminate effect flooring and UPVC exterior door with double glazed insert.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING

BEDROOM ONE - 4.52m (14'10") into depth of bay window x 3.2m (10'6") into depth of alcoves

With radiator.

BEDROOM TWO - 3.63m (11'11") x 3.2m (10'6") into depth of fitted wardrobes

Fitted wardrobes with sliding mirror fronted doors, radiator and wall mounted Worcester Bosch gas fired combination boiler.

BEDROOM THREE - 2.44m x 1.73m (8' x 5'8")

With radiator.

BATHROOM

With a white three-piece suite comprising panelled bath, vanity wash hand basin with fitted cabinet below, dual flush close couple WC, radiator and woodgrain effect laminate flooring.

EXTERNALLY

GARDENS

The front garden has shaped lawn and brick dwarf garden wall, side access leads to a southerly facing rear garden laid mainly to lawn with a paved patio and outside tap.

GARAGE

A patterned concrete imprint driveway provides parking for a couple of cars and leads to a single detached garage with up and over door.

AGENTS REF: - IM/LS/BIL180183/250518

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need to sell
before you can buy?


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GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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			
		67	81
England, Scotland & Wales		EU Directive 2002/91/EC 	



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