

CHATSWORTH GARDENS, WOLVISTON COURT, BILLINGHAM, TS22 5JW



- ▲ Fantastic Opportunity to Put Your Own Stamp on a Property
- ▲ Three Bedroom Semi-Detached in The Popular Location of Wolviston Court
- ▲ Two Bath/Shower Rooms

- ▲ UPVC Double Glazed Windows & Doors
- ▲ Good Sized Front & Rear Gardens
- ▲ Driveway & Detached Garage
- ▲ Gas Central Heating with Combi Boiler

£135,000

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Situated in the ever-popular Wolviston Court this bungalow could make its new owner very happy. The well cared for bungalow needs some TLC but offers great internal space for the next owner.

It features a driveway, detached garage, UPVC double glazed windows and doors, gas central heating fed from combi boiler and a two bath/shower rooms.

The property comprises entrance hall, three bedrooms (en-suite to bedroom two), lounge, extended kitchen and bathroom.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, access to the loft and radiator.

BEDROOM ONE - 3.63m x 3.6m (11'11" x 11'10")

With radiator.

BEDROOM TWO - 3.25m x 2.57m (10'8" x 8'5")

WET ROOM

Modern wet room suite comprising electric shower, waterproof panelled walling, vinyl flooring, electric extractor fan and chrome towel rail.

LOUNGE - 4.57m x 3.63m (15' x 11'11")

With radiator, living flame gas fire in feature surround with marble hearth and UPVC double glazed door opens to the rear garden.

BEDROOM THREE - 2.57m x 2.51m (8'5" x 8'3")

With radiator.

KITCHEN - 4.32m x 2.5m (14'2" x 8'2")

Fitted with a range of wall, drawer, and floor units with complementary work surface, slot in cooker, plumbing for washing machine and wall mounted combination boiler.

CONSERVATORY - 4.32m x 1.8m (14'2" x 5'11")

With wooden door to the rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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BATHROOM

Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, WC and part tiled walls.

EXTERNALLY

GARDENS & PARKING

Externally there is concrete driveway and flagstone front garden. Side access leads to the detached garage with up and over door. The rear garden is laid to lawn with flagstone pathway.

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.

AGENTS REF: - MH/LS/BIL240453/19052026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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A photograph of the storefront of Michael Poole property consultants at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are illuminated from within, showing property listings and signs with the company name. The scene is dark, with the neon and interior lights providing the main illumination.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR



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. Made with Metrage CC2023.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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