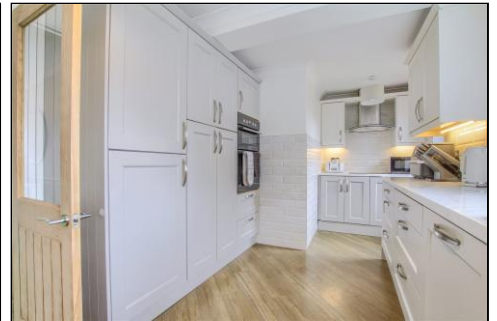


ORTON GROVE, WOLVISTON COURT, BILLINGHAM, TS22 5DN



- ▲ Superbly Presented Moore & Cartwright Built Semi-Detached House
- ▲ Very Well Regarded & Always Popular Wolviston Court Location
- ▲ Four Bedrooms & Two Bath/Shower room
- ▲ Flexible Living with Downstairs Bedroom & Shower Room
- ▲ Lounge & Modern Kitchen/Diner with High Specification Modern Shaker Design Units & Built-In Appliances
- ▲ UPVC Double Glazing, Central Heating with Combi Boiler & Composite Front Door

£230,000

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What a brilliant opportunity to acquire yourself a thoughtfully well planned and superbly presented Moore & Cartwright built semi-detached house within always popular and well regarded Wolviston Court surroundings. Priors Mill and St. Pauls Primary Schools, Northfield Secondary School along with Billingham Golf Course & Club House are all within very easy walking distance.

The whole house has been styled, decorated and presented with a very tasteful modern eye and comprises briefly entrance hall, lounge, kitchen/dining room with a fabulous range of modern, high specification Shaker style units and built-in appliances and conservatory. The garage has been converted to create a downstairs bedroom with a fabulous modern en-suite.

The first floor has two double bedrooms with built-in wardrobes, roomy single and modern white bathroom suite that has been recently installed. The front has been block paved creating some really useful additional parking space and the rear garden is laid predominantly to Indian flagstone patio area and grass lawn.

Other features worth of a mention include UPVC double glazing and central heating with a combi boiler.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, wood effect LVT flooring, panelled walls, radiator and oak banister.

LOUNGE - 4.4m (14'5") x 3.28m (10'9") into alcoves
Fitted with a living flame electric log burning stove, built in cupboards and radiator.

KITCHEN/DINING ROOM - 7.95m x 2.92m (max) (26'1" x 9'7" (max))
Fitted with modern shaker design floor units and cream wall units with complementary marble effect work surfaces and a one and a half bowl ceramic sink with mixer tap over. Four ring electric induction hob and brushed steel extractor fan over with glass inlay. Integrated oven and grill. Plumbing for washing machine and dryer. Integrated fridge freezer and dishwasher. Wood effect LVT flooring, space for a dining room table and French doors opening to

CONSERVATORY - 3.05m x 2.77m (10' x 9'1")
With wood effect LVT flooring and French doors opening to the garden.

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BEDROOM FOUR - 4.4m (14'5") (max) x 2.82m (9'3") (max)

The current owners have converted the garage into a useful downstairs bedroom with radiator.

EN-SUITE - Fitted with a modern three-piece wet room with fully tiled walls and floor, wash hand basin, low level WC, chrome towel rail and large walk-in shower with shower hose and drench shower. Electric extractor fan.

FIRST FLOOR

LANDING - Access to the fully boarded loft via sturdy ladder with light, panelled walls and combination boiler.

BEDROOM ONE - 3.68m (12'1") x 3.28m (10'9") into wardrobe
Good quality fitted wardrobes with mirrored door and radiator.

BEDROOM TWO - 3.28m (10'9") into wardrobe x 2.74m (9')
With wood effect laminate flooring and radiator.

BEDROOM THREE - 2.74m x 2.03m (9' x 6'8")
With radiator and over stairs cupboard.

BATHROOM - Recently fitted with a modern three-piece suite with panelled bath with mixer tap, glass shower screen and shower over, vanity sink unit with basin and mixer tap, dual flush WC, slate tile effect floor, tile effect walls, electric extractor fan and chrome towel rail.

EXTERNALLY

GARDENS & PARKING - To the front there is a block paved driveway providing off street parking and a lawned area. Gated access to the rear garden with large Indian flag stone patio area and grass lawn.

AGENTS REF: - MH/LS/BIL250230/08092025

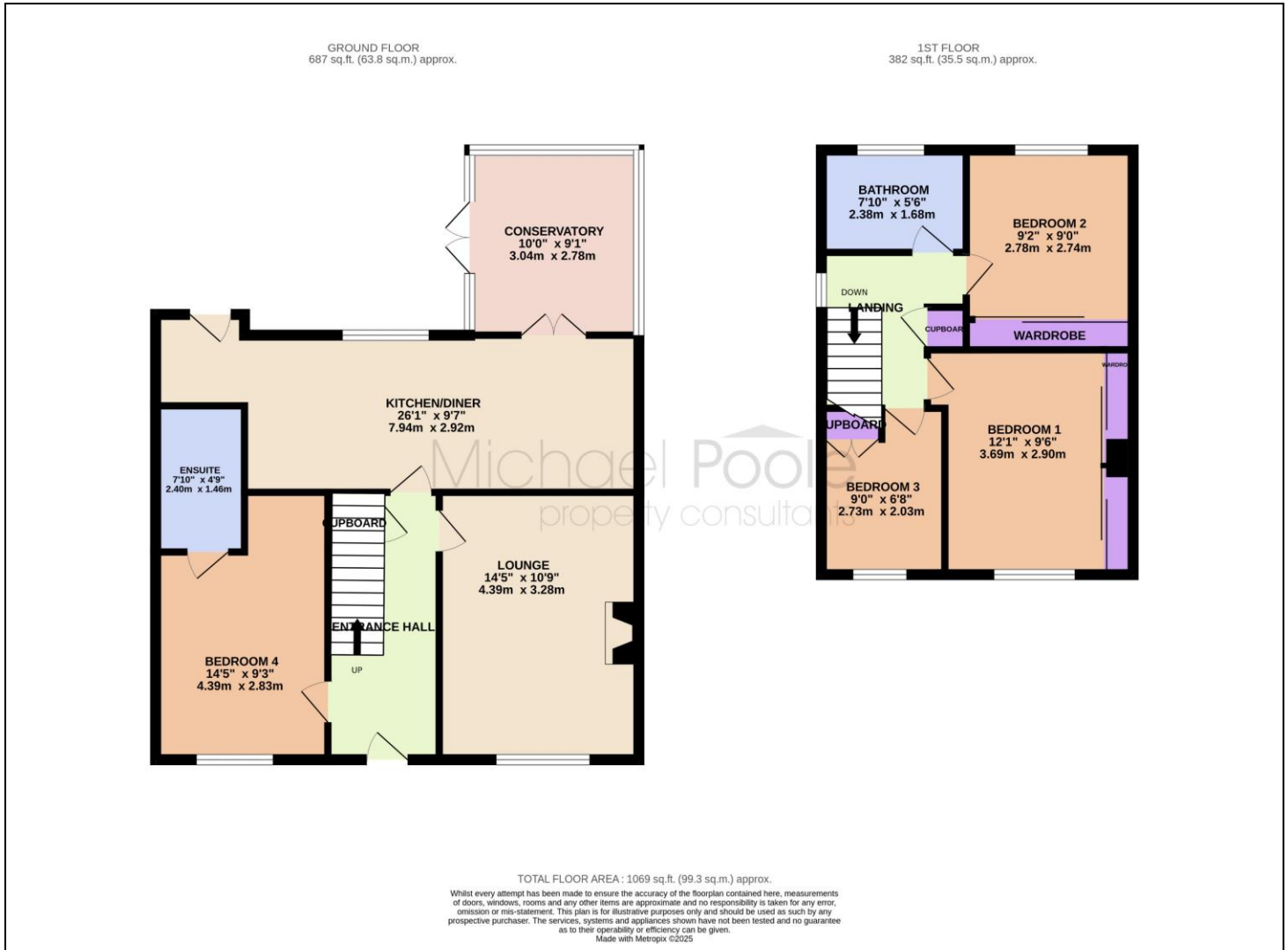
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: 01642 955140



ORTON GROVE, TS22 5DN





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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