

ELTON ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5HW



- ▲ Beautiful 'Moore & Cartwright' Built Semi Detached House
- ▲ It's Been the Subject of a Meticulous, Top-to-Toe Program of Renovations Over the Years
- ▲ Family Bathroom with a Fabulous Modern Three-Piece Suite

- ▲ South/Westerly Facing Rear Garden & Parking
- ▲ Stunning Kitchen Opening on to a Generous Sitting Room
- ▲ UPVC Double Glazed Windows
- ▲ Gas Central Heating with Combi Boiler

£230,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



We think you're going to love this beautiful 'Moore & Cartwright' built semi-detached house that has been the subject of a meticulous, 'top-to-toe' program of renovations and improvements in recent years. The end result is an extremely stylish, creative, well organised family size home with an incredibly welcoming and well finished feel to it.

Very briefly, the accommodation comprises entrance hall, cloakroom/WC, lounge/diner, kitchen with a range of modern units and the garage has been utilised to create some extra living space with a spacious sitting room/diner off the kitchen. The first floor has three good size bedrooms and family bathroom kitted out with a stunning three-piece suite. Most fortunately, the property sits on the right side of the street giving the pretty, easily managed rear garden with large block paved patio area and a south/westerly facing aspect that will allow its new owners enjoy the afternoon/evening sun.

Numerous other features and attractions include double width block paved driveway, UPVC double glazed windows and gas central heating.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with Porcelain tile effect LVT flooring, radiator and staircase to the first floor.

WC - Fitted with a white two-piece suite comprising vanity unit with wash hand basin, WC and Porcelain tile effect LVT flooring.

LOUNGE - 3.99m x 7.54m (13'1" x 24'9")
With two radiators and UPVC sliding door to the south westerly facing rear garden.

DINING AREA - 2.87m x 3.81m (9'5" x 12'6")

KITCHEN - 2.79m x 3.71m (9'2" x 12'2")
Fitted with a stunning range of modern wall, drawer, and floor units with complementary work surface, stainless steel sink with mixer tap and drainer, four ring induction hob, built-in Bosch electric oven and combination microwave, plumbing for washing machine, spotlights and opening to ...

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



ELTON ROAD, TS22 5HW

SITTING ROOM - 8.76m x 2.92m (28'9" x 9'7")

Generous sitting room with radiator, LED light, access to the storage area to the front of the garage, Porcelain tile effect LVT flooring and UPVC double glazed sliding door opens to the south westerly facing garden.

FIRST FLOOR

LANDING - 1.83m x 2.36m (6' x 7'9")

With storage cupboard and access via dropdown ladder to the part boarded loft with combination boiler.

BEDROOM ONE - 3.45m x 4.14m (11'4" x 13'7")

With radiator and built-in fitted wardrobes with mirrored sliding doors.

BEDROOM TWO - 3.28m x 3.43m (10'9" x 11'3")

With radiator.

BEDROOM THREE - 2.36m x 2.59m (7'9" x 8'6")

With radiator.

BATHROOM - 2.36m x 1.6m (7'9" x 5'3")

Fitted with a modern white three-piece suite comprising L' shaped bath with shower over and glass shower screen, vanity unit with wash hand basin, dual flush WC, tiled walls, chrome towel rail and tiled floor.

EXTERNALLY

PARKING & GARDEN - To the front there is a block paved driveway and to the rear there is an enclosed south westerly facing garden with large Indian flagstone patio area, lawn, mature bush borders and shed.

AGENTS REF: - MH/LS/BIL250382/15082025

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



ELTON ROAD, TS22 5HW



ELTON ROAD, TS22 5HW





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.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY