

# GROSVENOR ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5HA



- ▲ A Fabulous Bay Fronted Semi Detached House
- ▲ Superbly Presented & Modernised
- ▲ Really Smart, Well Equipped Modern Kitchen
- ▲ 20ft Garage & Hardstanding to the Front

- ▲ Lounge & Separate Rear Sitting/Dining Room
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

**£175,000**

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Take a minute and look at what we have found for you here!! This traditional bay fronted semi-detached house is fantastically presented throughout with a ready to move in condition 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 a 20ft garage, UPVC double glazing, central heating with a combi boiler, two reception rooms and a modern kitchen.

The nicely presented interior comprises entrance hall, front lounge, rear sitting/dining room and a kitchen with a range of modern units. On the first floor there are three bedrooms and modern bathroom.

**GROUND FLOOR**

**ENTRANCE HALL** - Composite door with glass inlay, staircase to the first floor and radiator.

**LOUNGE - 4.01m x 3.96m (13'2" x 13')**  
With bay window, LED down lights, radiator and feature cast iron fireplace.

**REAR SITTING ROOM/DINING ROOM - 5m x 3.63m (max) (16'5" x 11'11" (max))**

With radiator, under stairs storage cupboard, LED downlights and inglenook fireplace with oak beam over.

**KITCHEN - 3.58m x 2.29m (11'9" x 7'6")**

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary work surface, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, woodgrain effect laminate flooring, LED downlights and UPVC double glazed door to the rear garden.

**FIRST FLOOR**

**LANDING** - With access to the loft.

**BEDROOM ONE - 4.01m x 3.12m (13'2" x 10'3")**

With radiator and bay window.

**BEDROOM TWO - 3.63m x 3.12m (11'11" x 10'3")**

With radiator and built-in fitted wardrobe housing the boiler.

**TO VIEW:** Tel: 01642 955140

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## **BEDROOM THREE - 2.44m x 1.88m (8' x 6'2")**

With radiator.

**BATHROOM** - Fitted with a white modern three-piece suite comprising tiled panelled bath with shower over and glass shower screen, wash hand basin with mixer tap and dual flush WC. Towel rail, fully tiled walls and mosaic tiled floor.

## **EXTERNALLY**

**PARKING** - To the front there is a concrete hardstanding leading to the garage.

## **GARAGE - 6.3m x 2.4m (20'8" x 7'10")**

With roller door, power supply, light and access to the rear garden.

**REAR GARDEN** - With Indian flagstone patio area, lawn, raised timber decked area and mature bush and flower borders.

**AGENTS REF:** - MH/LS/BIL250521/05012026

**Council Tax Band:** B      **Tenure:** Freehold

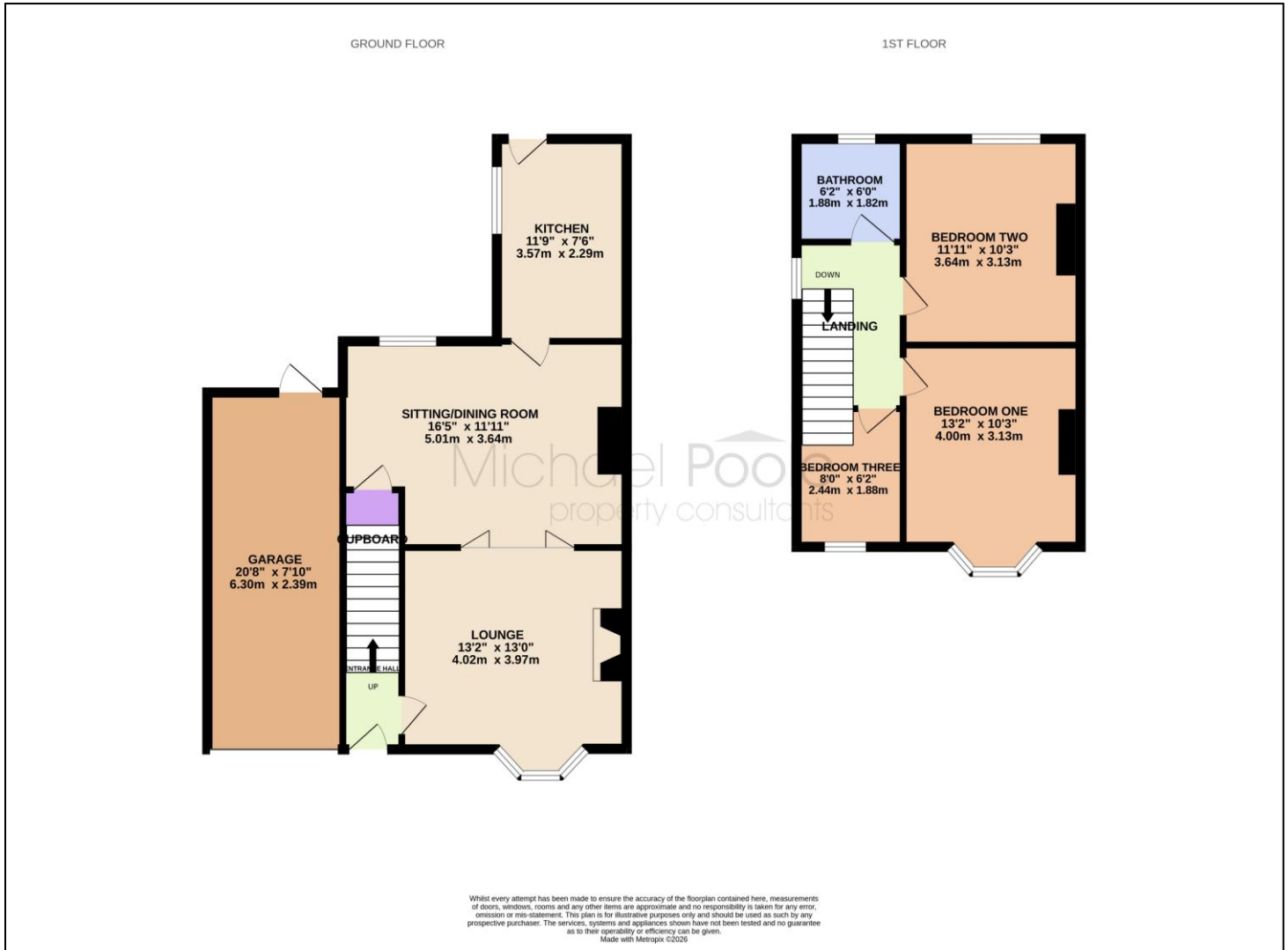
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