

PICTON AVENUE, WOLVISTON COURT, BILLINGHAM, TS22 5BP



- ▲ Moore & Cartwright Extended Three Bedroom Semi Detached House
- ▲ Southerly Facing Rear Garden with Patio Area
- ▲ Offered to The Market with A CHAIN FREE Sale

- ▲ Popular Location of Wolviston Court with Close Links to Local Amenities & Schools
- ▲ Gas Central Heating & UPVC Double Glazing
- ▲ Block Paved Driveway & Garage

£190,000

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Offered to the market with a CHAIN FREE sale, this sensibly priced extended Moore & Cartwright built semi-detached house has spacious family sized living area with open plan kitchen, garage, double width driveway and a southerly facing rear garden.

Comprising entrance hall, front lounge with log burning stove, open plan kitchen/diner with modern units and conservatory on the ground floor. The first floor has two double bedrooms, roomy single and bathroom with modern white three piece suite.

Other features include gas central heating and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - 4.64m x 2.00m (15'3" x 6'7")

LOUNGE - 4.63m x 3.61m (15'2" x 11'10")

KITCHEN - 4.47m x 2.59m (14'8" x 8'6")

DINING AREA - 3.61m x 2.43m (11'10" x 8')

CONSERVATORY - 3.68m x 2.90m (12'1" x 9'6")

FIRST FLOOR

LANDING - 2.51m x 1.92m (8'3" x 6'4")

BATHROOM - 2.35m x 1.65m (7'9" x 5'5")

BEDROOM ONE - 3.72m (max) x 3.72m (12'2" (max) x 12'2")

BEDROOM TWO - 3.72m (12'2") including recess x 3.30m (10'10")

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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BEDROOM THREE - 2.89m (max) x 2.37m (9'6" (max) x 7'9")

AGENTS REF: - MH/LS/BIL250582/05062026

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

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

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

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.



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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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