

THAMES ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5EU



- ▲ Extended Moore & Cartwright Built Semi Detached Bungalow
- ▲ Two Double Bedrooms & Modern Shower Room
- ▲ SOUTH Facing Rear Garden
- ▲ CHAIN FREE Sale
- ▲ Driveway & Detached Garage
- ▲ Gas Central Heating with Baxi Combi Boiler & UPVC Double Glazing

Offers in excess of £189,500

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This lovingly cared for Moore & Cartwright built semi-detached bungalow has seen one owner since new, has been extended to create some great internal living space and is offered to the market with a CHAIN FREE sale.

The well-presented property has an extended kitchen, two double bedrooms and it positioned on the correct side of the road meaning it has a south facing rear garden.

The home comprises entrance hall, 18ft lounge, breakfast kitchen with a range of modern Shaker design units, conservatory, two double bedrooms with built in wardrobes and bathroom with white modern suite. Outside there are gardens to the front, side and rear, off street parking and detached garage.

Other features include gas central heating with Baxi combi boiler, UPVC double glazing and the loft has been fully boarded with light and accessed via ladder.

GROUND FLOOR

ENTRANCE PORCH - With UPVC double glazed entrance door.

ENTRANCE HALL - With UPVC double glazed entrance door, airing cupboard housing the Baxi combination boiler, meter cupboard and a dropdown ladder gives access to the fully boarded loft.

BOARDED LOFT - Carpeted loft creating extra storage space with light, power, radiator and window to the side.

LOUNGE - 5.49m x 3.23m (18' x 10'7")
With radiator and living flame electric fire with marble surround and hearth.

BREAKFAST KITCHEN - 3.78m x 2.7m (12'5" x 8'10")
Fitted with a range of shaker design wall, drawer, and floor units with marble effect work surface, stainless steel sink with mixer tap and drainer, four ring electric hob with tiled splashback and brushed steel electric extractor fan over, integrated electric oven integrated fridge freezer, plumbing for washing machine, woodgrain effect laminate flooring and UPVC double glazed door to the rear south facing courtyard garden.

BEDROOM ONE - 3.66m (12') x 3.23m (10'7") into wardrobes
With radiator, built-in fitted wardrobes and UPVC French doors open into the conservatory.

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BEDROOM TWO - 3.94m (12'11") x 2.7m (8'10") into wardrobes
With radiator and built-in fitted wardrobes.

CONSERVATORY - A useful addition to the property creating some extra living space and featuring woodgrain effect laminate flooring and UPVC double glazed door to the southerly facing rear garden.

SHOWER ROOM - Fitted with a white three-piece suite comprising shower cubicle with glass shower door, vanity unit with wash hand basin and mixer tap, dual flush WC, fully tiled walls, radiator and vinyl flooring.

EXTERNALLY

GARDENS - The property sits on a corner plot with gardens to the front, side and rear. To the front there is a lawned garden with bush borders and to the side there is a lawned garden with block paved steps leading to the entrance door. Side gated access leads to the rear southerly facing garden with concrete pattern patio area and large hedge row creating some extra privacy.

GARAGE - A block paved driveway leads to the detached garage with up and over door, power supply and side access door.

AGENTS REF: - MH/LS/BIL260011/27012026

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

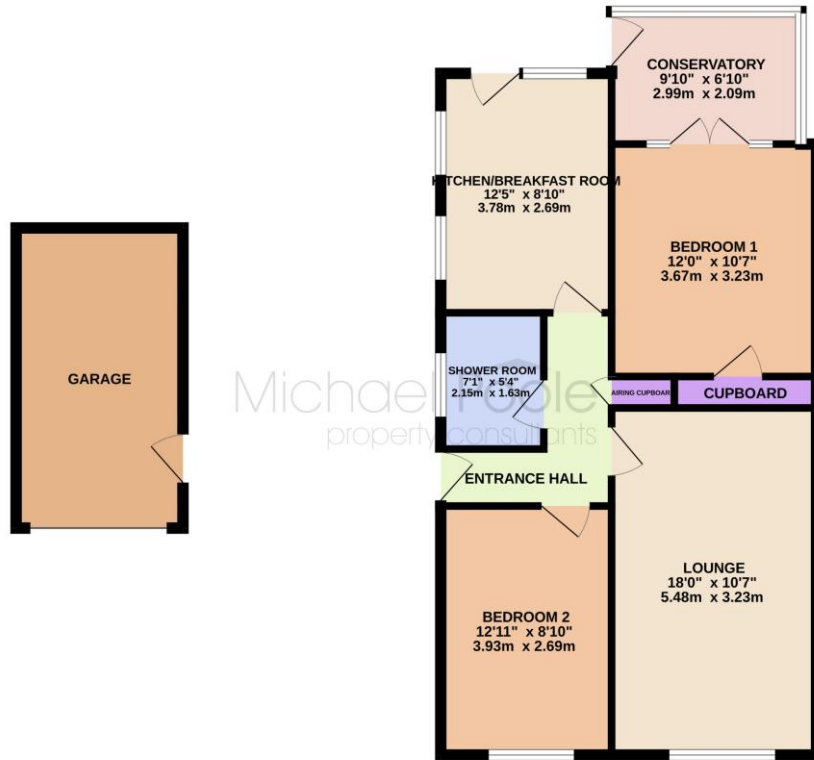
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GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



Michael Poole
property consultants

TOTAL FLOOR AREA : 849 sq.ft. (78.8 sq.m.) approx.
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.
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