

CRANSTOCK CLOSE, WOLVISTON COURT, BILLINGHAM, TS22 5RS



- ▲ Over 1,500 Sq. Ft of Living Accommodation
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Executive Detached House
- ▲ Four Double Bedrooms & Two Bath/Shower Rooms
- ▲ Cul-De-Sac Position
- ▲ Generous Wraparound Garden with Westerly Facing Rear Aspect

- ▲ Popular Location of Wolviston Court
- ▲ Three Reception Rooms Including 27ft Lounge/Diner
- ▲ Breakfast Kitchen with Oak Units
- ▲ Detached Garage & Block Paved Driveway
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£360,000

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Set at the bottom of a cul-de-sac on the popular estate of Wolviston Court, this hugely impressive, detached house has room for just about any sized family and features four double bedrooms, three reception rooms and two bath/showrooms.

Most fortunately the property has a generous wraparound garden that has a westerly facing aspect and is not directly overlook to the rear.

With over 1,500 sq. ft of living accommodation the home comprises porch, entrance hall, downstairs WC, sitting room, 27ft lounge/diner, garden room and breakfast kitchen solid oak units on the ground floor. The first floor has four double bedrooms and two bath/shower rooms.

Other features include a detached garage, generous block paved driveway, gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE PORCH

With UPVC double glazed entrance door and double doors open to the hall.

HALL

With staircase to the first floor, radiator and under stairs storage cupboard.

SITTING ROOM - 4.9m x 2.72m (16'1" x 8'11")

With radiator.

LOUNGE DINER - 8.46m (27'9") into bay window reducing to 4.42m (14'6") x 3.56m (11'8") reducing to 3.05m (10')

With radiator, living flame gas log burning stove with feature brick surround and double glazed sliding door.

GROUND FLOOR WC - Fitted with a modern white two-piece suite comprising vanity unit with wash hand basin and mixer tap, dual flush WC, chrome towel radiator, woodgrain effect laminate flooring and fully tiled walls.

BREAKFAST KITCHEN - 4.88m x 3.23m (16' x 10'7")

Fitted with a range of oak wall, drawer, and floor units with oak worktop, slot in cooker with tiled splashback and electric extractor fan over, Belfast sink, plumbing for washing machine, woodgrain effect laminate flooring and double doors with glass inlay open to ...

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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GARDEN ROOM - 3.68m x 3.38m (max) (12'1" x 11'1" (max)) (max)

A useful addition to the property creating some extra living space and featuring woodgrain effect laminate flooring and UPVC French doors open to the westerly facing rear garden.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 4.01m x 3m (max) (13'2" x 9'10" (max))

With radiator.

EN-SUITE

Fitted with a modern three-piece suite set out as a wet room with walk-in shower with electric shower over, vanity unit with wash hand basin and mixer tap, dual flush WC, fully tiled walls and vinyl flooring.

BEDROOM TWO - 3.9m x 3.02m (max) (12'10" x 9'11" (max))

With radiator and built-in cupboard.

BEDROOM THREE - 3.56m x 3.53m (max) (11'8" x 11'7" (max))

With radiator.

BEDROOM FOUR - 4.11m x 2.72m (13'6" x 8'11")

With radiator.

BATHROOM

Fitted with a stunning white three-piece suite comprising roll top bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, dual flush WC, fully tiled walls and woodgrain effect laminate flooring.

EXTERNALLY

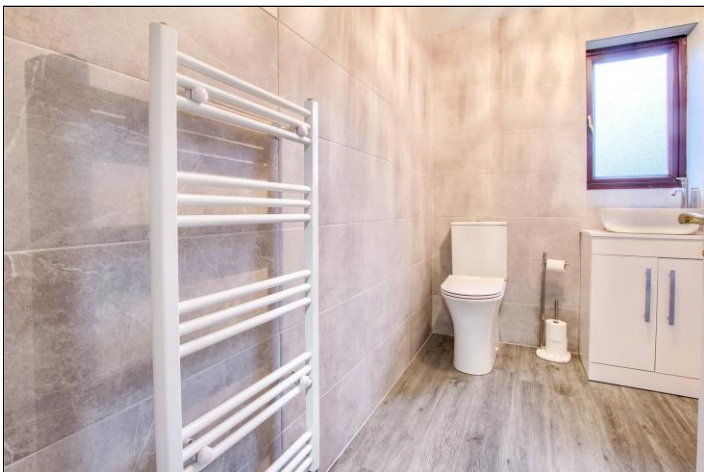
GARDENS, PARKING & GARAGE - To the front there is a lawned garden with tree and bush borders and a herringbone block paved driveway leads to the detached garage with up and over door, power supply, light and rear access door. Side gated access leads to the westerly facing rear garden with lawn, large flagstone patio area, flagstone pathway, mature bush borders, outside tap, pond and the garden is not directly overlooked to the rear as it backs onto the walkway.

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.

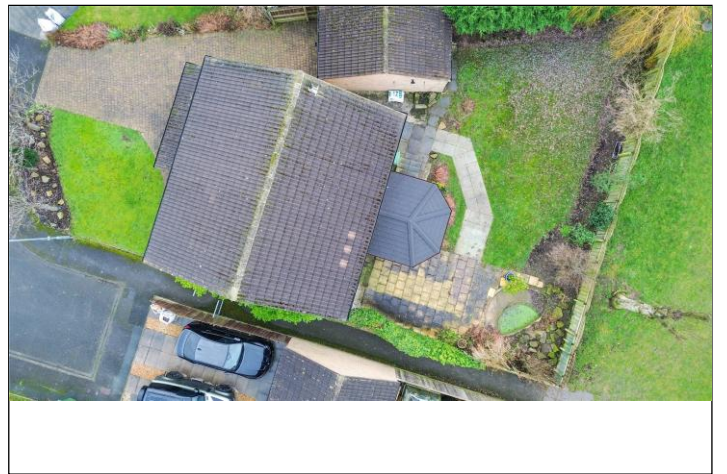
Council Tax Band: D **Tenure:** Freehold

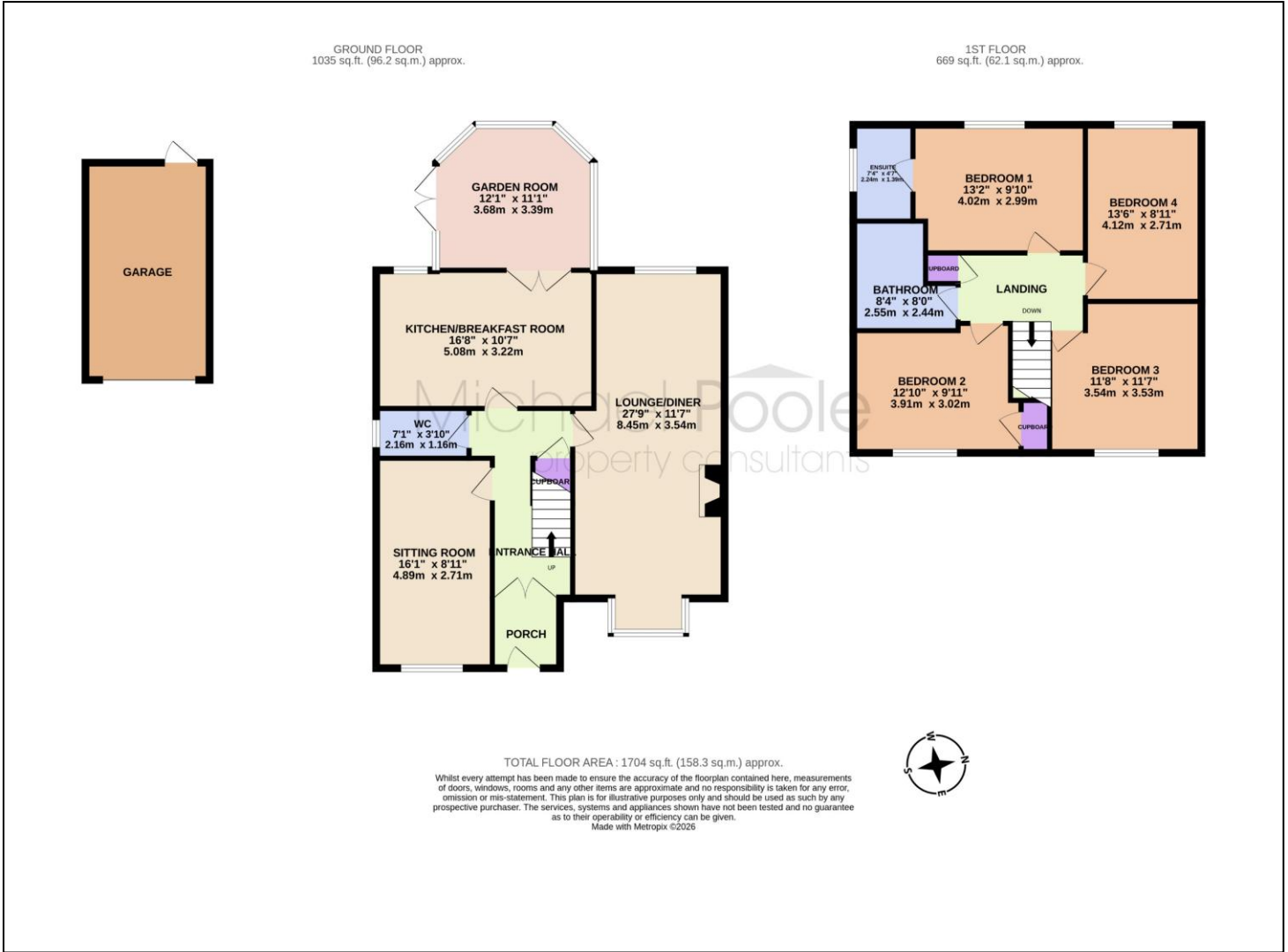


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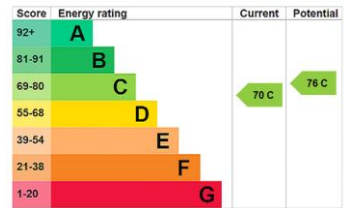


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TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
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