

## CAYTON DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5BZ

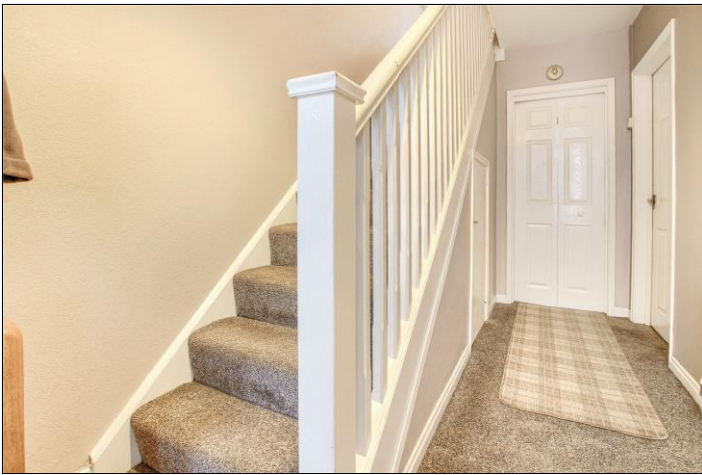


- ▲ A Very Nicely Positioned 'Moore & Cartwright' Built Three Bedroom Semi Detached House
- ▲ CHAIN FREE
- ▲ Popular Wolviston Court Location, Easy Walking Distance of Priors Mill, St Pauls Primary Schools & Northfield School
- ▲ SOUTHERLY FACING REAR GARDEN
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Double Width Concrete Patterned Driveway
- ▲ Modern Kitchen & Lounge/Diner
- ▲ 18ft Garage

**£190,000**

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This CHAIN FREE 'Moore & Cartwright' built semi-detached house is perfect for a growing family and is nicely positioned just off Rudston Avenue and features a SOUTHERLY facing rear garden.

Well-presented and cared for, the accommodation comprises entrance hall, 26ft through lounge/dining room and kitchen with attractive modern design units on the ground floor. The first floor has three bedrooms and white bathroom with three-piece suite.

Other features worthy of a mention include UPVC double glazing, central heating with a combi boiler, single 18ft garage and double width concrete patterned driveway.

**GROUND FLOOR**

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

**LOUNGE - 5.1m (16'9") x 3.5m (11'6") into alcove**  
With radiator and living flame gas fire with wood surround and marble hearth.

**DINING AREA - 2.8m x 2.62m (9'2" x 8'7")**  
With radiator.

**KITCHEN - 2.82m x 2.62m (9'3" x 8'7")**  
Fitted with a modern range of high gloss wall, drawer, and floor units with complementary wood effect work surface, four ring gas hob with tiled splashback, electric oven, integrated fridge freezer, plumbing for washing machine, stainless steel sink with mixer tap and drainer, part tiled walls, tile effect vinyl flooring, under stairs storage cupboard and UPVC double glazed door to the rear south facing garden.

**FIRST FLOOR**

**LANDING** - With airing cupboard housing the combination boiler and access to the loft.

**BEDROOM ONE - 4.5m (14'9") x 3.73m (12'3") into recess**  
With radiator.

**BEDROOM TWO - 3.73m (12'3") into recess x 3.2m (10'6")**  
With radiator and built-in fitted wardrobes.

**TO VIEW:** Tel: 01642 955140  
10 Town Square, Billingham, TS23 2LY

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### **BEDROOM THREE - 2.84m x 2.29m (9'4" x 7'6")**

With radiator.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with shower over, vanity unit with wash hand basin and mixer tap, dual flush WC, part panelled walls and woodgrain effect laminate flooring.

### **EXTERNALLY**

**PARKING & GARDEN** - To the front there is a double width concrete pattern driveway leading to the garage. Side gated access leads to the southerly facing rear garden with lawn, mature bush borders and outside tap.

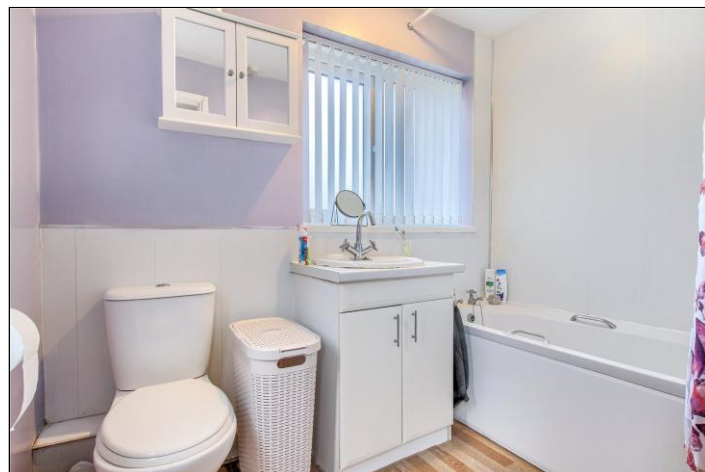
### **GARAGE - 5.49m x 2.67m (18' x 8'9")**

With roller door, power supply and light.

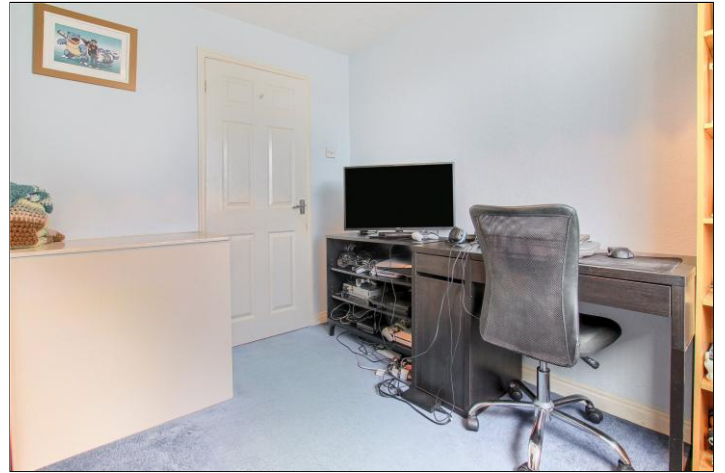
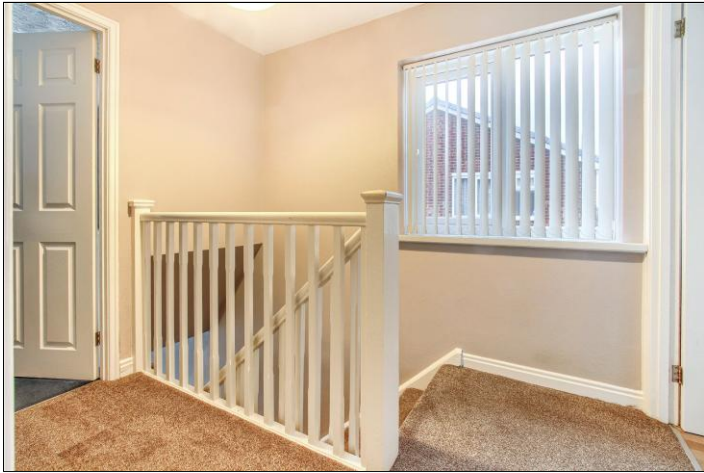
**AGENTS REF:** - MH/LS/BIL260023/27012026

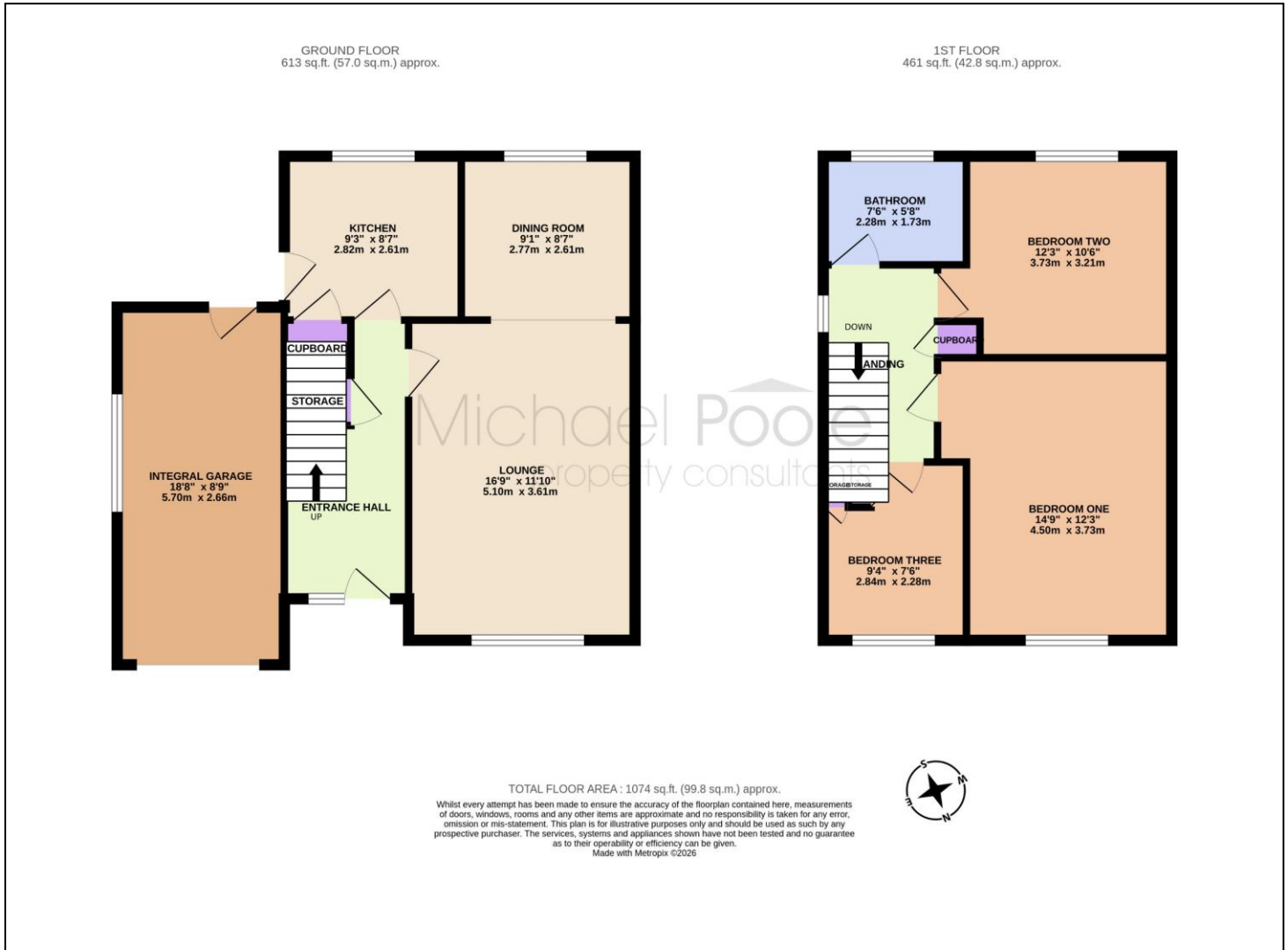
**Council Tax Band:** C      **Tenure:** Freehold

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



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