

# WOLVISTON ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS22 5AA



- ▲ Fabulously Presented Traditional Style Bay Fronted Semi Detached House with Three Bedrooms
- ▲ Pleasantly Positioned Set Back from Wolviston Road
- ▲ Sunny Westerly Facing Rear Garden
- ▲ Car Parking & Larger Than Standard Garage

- ▲ Lounge with Log Burning Stove & Separate Dining Room
- ▲ Generous Kitchen with Oak Units
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler
- ▲ Low Maintenance Rear Garden with Astro Turf Lawn

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This stunningly presented traditional style bay fronted semi-detached house is pleasantly positioned set back from Wolviston Road, has a sunny westerly facing rear garden and three good sized bedrooms.

It also has the advantage of UPVC double glazing, plantation shutters, central heating with a combi boiler and a larger than standard detached garage.

The beautifully presented interior comprises briefly large entrance hall with oak and glass banister rail, lounge with log burning stove, separate dining room and kitchen with modern oak style units. The first floor has three excellent sized bedrooms and shower room with a stunning white three-piece suite. Outside there is parking for a number of cars and a low maintenance rear garden with astro lawn.

**GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay to a spacious welcoming entrance hall featuring a staircase to the first floor with oak banister and glass inlay, woodgrain effect laminate flooring, under stairs storage cupboard, alarm system control and radiator.

**LOUNGE - 5.72m (18'9") into bay window x 3.02m (9'11") into alcove**

With solid oak flooring, plantation shutters, living flame wood burning stove with marble surround and slate hearth and UPVC French doors open to the westerly facing rear garden.

**DINING ROOM - 3.58m (11'9") x 3.48m (11'5") into alcove**

With woodgrain effect laminate flooring and radiator.

**KITCHEN - 4.04m x 3.48m (13'3" x 11'5")**

Fitted with a range of oak wall, drawer, and floor units with complementary work surface, space for slot in cooker with tiled splashback and electric extractor fan over, sink with mixer tap and drainer, space for fridge freezer, plumbing for washing machine, radiator, tiled flooring, wall mounted Worcester Bosch combination boiler and composite door with glass inlay to the rear garden.

**FIRST FLOOR**

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

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## WOLVISTON ROAD, TS22 5AA

### **BEDROOM ONE - 4.57m (15') x 3.02m (9'11") into wardrobes**

A dual aspect room with radiator and built-in fitted wardrobes.

### **BEDROOM TWO - 3.48m x 2.87m (11'5" x 9'5")**

With radiator.

### **BEDROOM THREE - 2.82m (9'3") including bulkhead x 2.51m (8'3")**

With radiator.

**BATHROOM** - Fitted with an ultra-modern three-piece suite comprising walk-in shower with waterfall showerhead over, shower attachment and glass shower screen, wash hand basin with mixer tap, dual flush WC, chrome towel rail, waterproof panelled walls and slate tiled flooring.

### **EXTERNALLY**

**GARDENS & PARKING** - To the front there is a lawned garden and a concrete driveway for a couple of cars leads to a larger than average garage. Side gated access leads to the low maintenance rear garden with astro turf, raised timber decked area and features a westerly facing aspect.

### **GARAGE - 6.1m x 3.73m (20' x 12'3")**

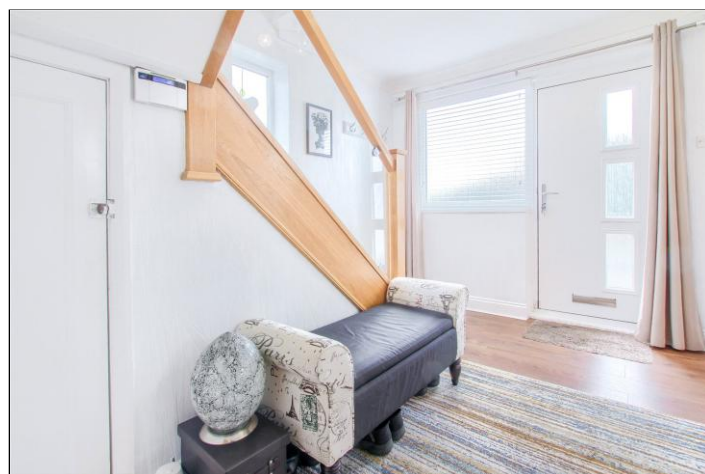
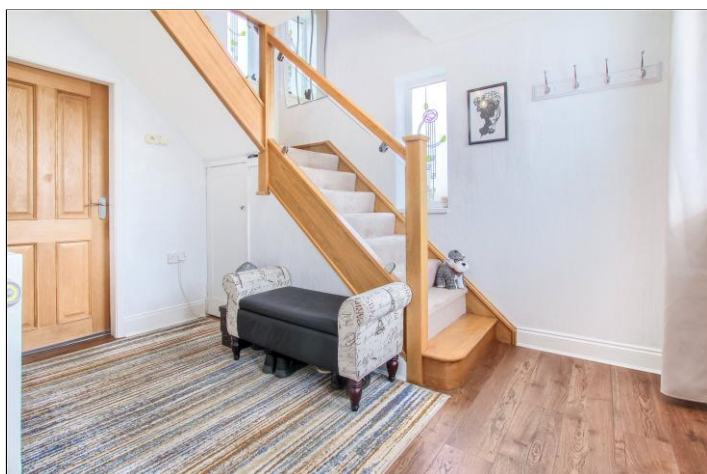
With up and over door, power supply and light.

**AGENTS REF:** - MH/LS/BIL260045/30012026

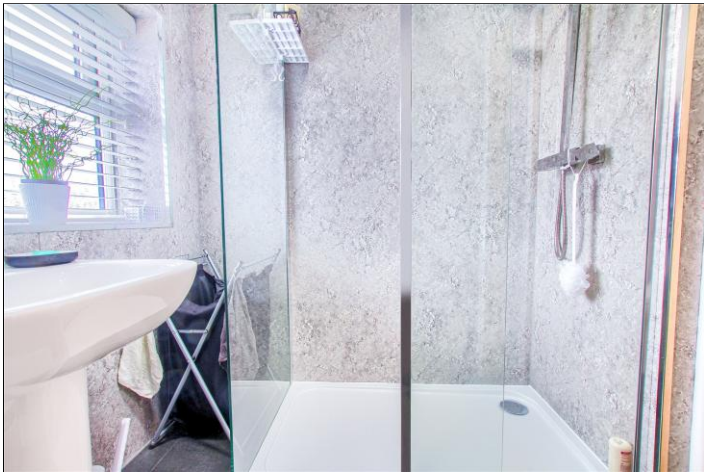
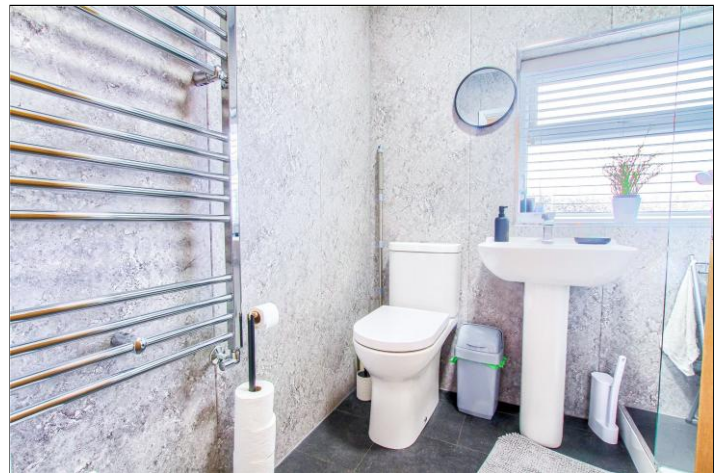
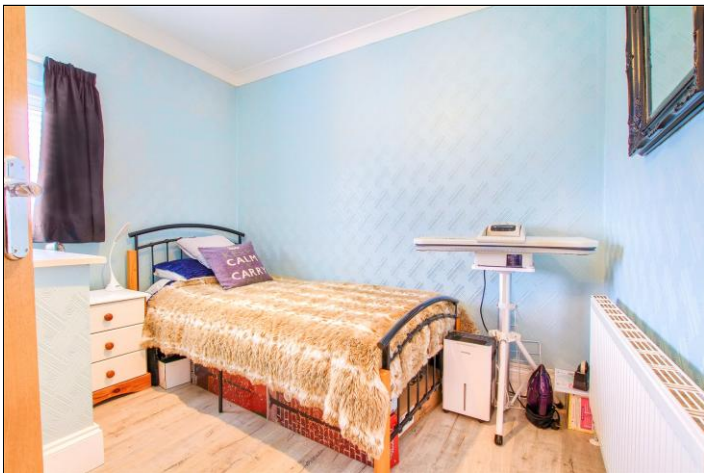
**Council Tax Band:** B      **Tenure:** Freehold

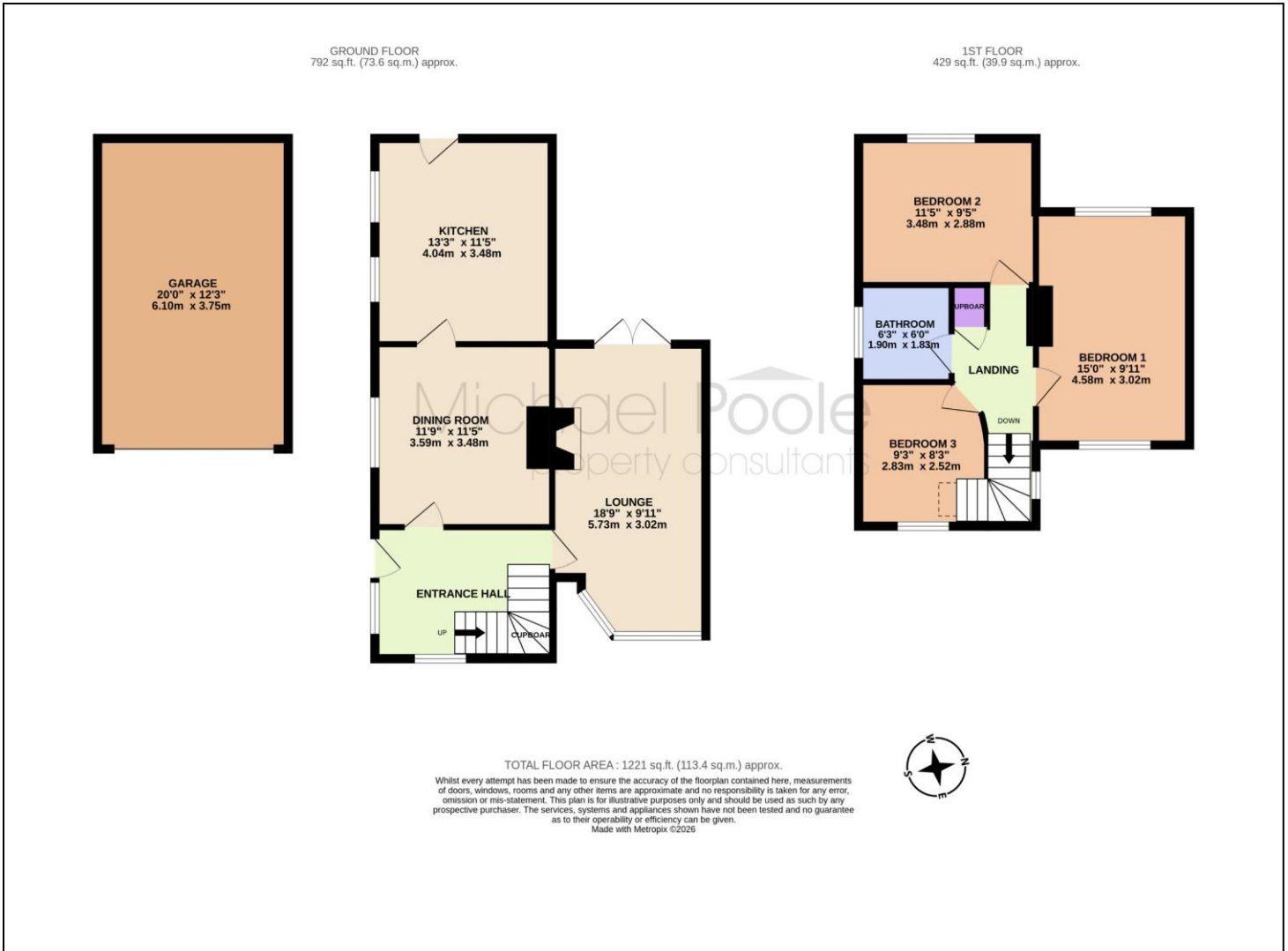
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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