

BURNISTON DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5DD



- ▲ 'Moore & Cartwright' Built Semi Detached House
- ▲ Superbly Presented & Cleverly Extended with Enough Space for Just About Any Size Family
- ▲ Four Double Bedrooms, All with Built-In Wardrobes & Modern Family Bathroom
- ▲ In a Small Cul-De-Sac of only Six Houses
- ▲ Generous Corner Plot with Landscaped Side & Rear Garden with Well Place Patio Areas

- ▲ 17ft Garage & Double Width Block Paved Driveway
- ▲ Fabulous Modern Kitchen Breakfast Room
- ▲ Lounge with Media Wall, Dining Room, & Conservatory
- ▲ UPVC Double Glazing & Central Heating with A Boiler

£254,000

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This beautifully presented 'Moore & Cartwright' built semi-detached house has been thoughtfully extended to create a wonderful home with enough space for a large family.

Set in a small cul-de-sac of just six houses, it is fantastically positioned on a generous corner plot that has double parking to the front on the block paved driveway and low maintenance gardens to the side and rear with a couple of well-placed patio areas and Astro turf lawn.

The well-planned living space has a large light and airy entrance hall, lounge with media wall and electric remote-controlled fireplace, extended dining room leading to conservatory, downstairs WC, useful utility room and breakfast kitchen with a modern range of units and island.

The first floor has four double bedrooms, all with built in wardrobes and a family bathroom with a stunning modern three piece suite.

Other notable features include a 17ft garage, UPVC double glazing and central heating with gas boiler.

Location wise, Wolviston Court has such a lot going for it. Families flock to Wolviston Court to be within the catchment area of the highly regarded community schools, Priors Mill C of E Primary School, St Pauls Catholic Primary School and Northfield Secondary School and Sports College, all within an easy 10-minute walk.

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

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AGENTS REF: - MH/LS/BIL260062/20082026

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

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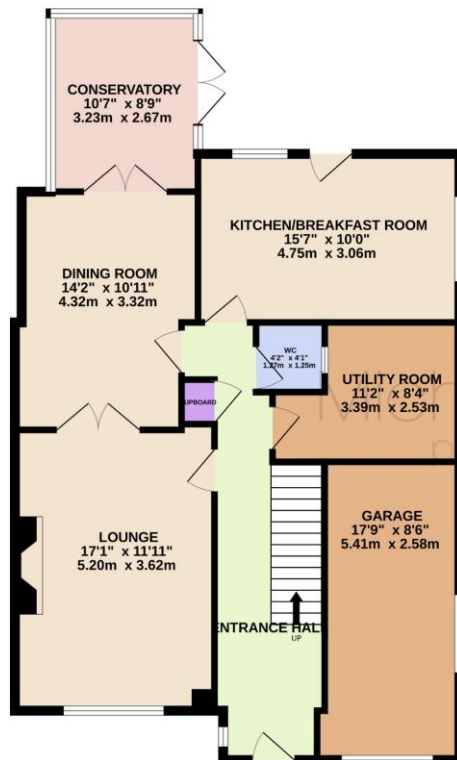
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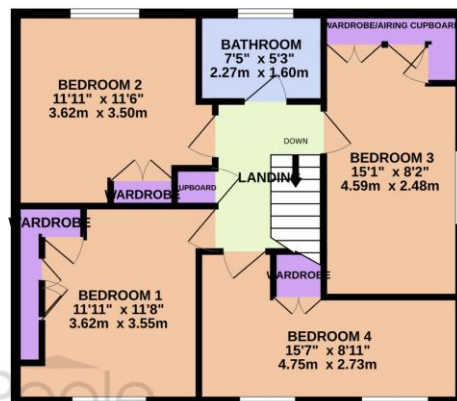
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GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.5 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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