

## DURHAM ROAD, WOLVISTON VILLAGE, BILLINGHAM, TS22 5LP



- ▲ This Enchantingly Lovely Wolviston Village End Terraced Cottage Is Fabulous
- ▲ Not Only Is This a Great Location, But The Green Is a Particularly Pretty Spot
- ▲ Extended, Transformed, Remodelled & Sumptuously Styled Over the Years
- ▲ Lovely Large & Truly Stunning Open Plan Kitchen/Garden Room Overlooking the Rear Garden

- ▲ Breath-Takingly Good Range of Kitchen Units, Central Island & Built-In Appliances
- ▲ Generous Lounge with Open Fire
- ▲ Two Double Bedrooms & Stunning Wet Room Suite
- ▲ Gas Central Heating with Combi & UPVC Double Glazing
- ▲ Large Garden Off Street Parking & Detached Garage/Shed

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When Words Just Don't Do It! This fabulous end terraced cottage in Wolviston Village certainly has the wow factor. This a magnificent home which is considerably larger than might first be anticipated.

To start with the kitchen area is fitted out with a stunning range of modern units and built-in appliances. Roof windows in the dining area make eating under the stars a reality and the living area has French doors leading into the generous garden area. There is also a really cosy front lounge which feature an open fire, lobby area and downstairs WC. The first floor has two double bedrooms and fabulous shower room. Outside there is a detached garage/shed, all important off street parking and large rear garden with porcelain patio area positioned to enjoy the sun (When out!)

Other notable features include gas central heating with combi boiler, UPVC double glazing and storage cupboards.

We recommend getting an early viewing because stylish, pretty and organised homes such as this tend not to hang around for long.

### **GROUND FLOOR**

**ENTRANCE LOBBY** - With UPVC double glazed entrance door and wooden door with glass inlay to a spacious lounge.

### **LOUNGE - 5.33m (17'6") (max) x 6.1m (20') (max)**

A spacious lounge with rad, under stairs storage cupboard, staircase to the first floor and open fire with pictorial surround and feature hearth.

### **KITCHEN – 4m (13'1") (max) x 2.72m (8'11") (max)**

With a range of modern wall and floor units with granite worktops, inlay stainless steel sink with granite drainer, integrated electric cooker, integrated fridge freezer, dishwasher and washing machine, plinth heater, oak flooring and LED downlights.

### **GARDEN ROOM - 4.75m x 3.89m (15'7" x 12'9")**

Very much the heart of the home featuring a central island with granite worktop and induction hob, oak flooring, wraparound windows overlooking the garden, art deco style radiator, vertical tube radiator, double French doors with perfect fit blinds open to the side aspect and further UPVC double glazed door to the rear garden.

**TO VIEW:** Tel: 01642 955140

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## DURHAM ROAD, TS22 5LP

**WC** - Fitted with a white two-piece suite comprising vanity unit with wash hand basin and mixer tap, dual flush WC, towel rail, tiled walls and oak flooring.

**AGENTS REF:** - MH/LS/BIL260070/18032026

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

### FIRST FLOOR

#### **LANDING**

#### **BEDROOM ONE - 5.33m (17'6") into alcove x 4.17m (13'8")**

With radiator, LED downlights and built-in fitted wardrobes.

#### **BEDROOM TWO - 4m x 2.72m (13'1" x 8'11")**

With radiator.

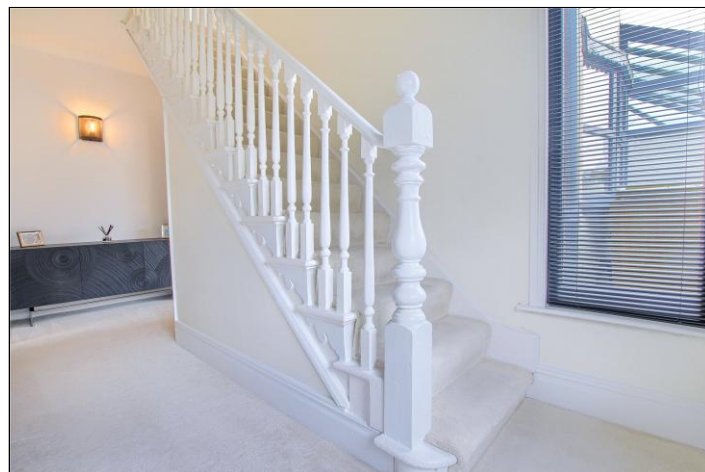
**SHOWER ROOM** - A stunning wet room with modern three-piece suite comprising dual flush WC with hidden cistern, wash hand basin with mixer tap, rainfall showerhead with granite seat, porcelain tiled flooring and towel rail.

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### EXTERNALLY

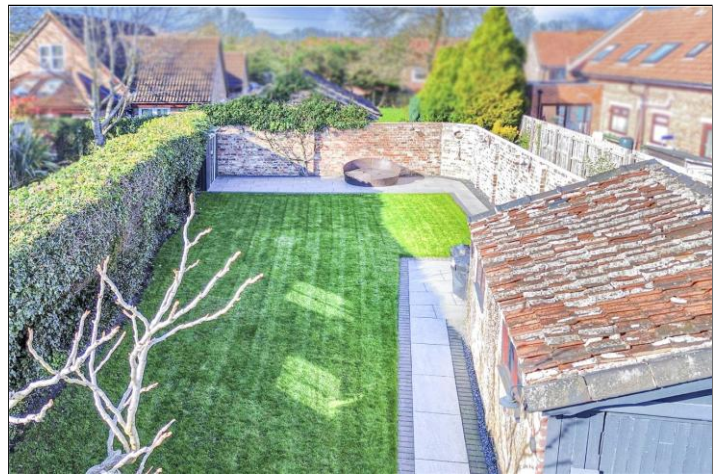
To the side of the property there is a block paved shared access driveway leading to a further block paved driveway and detached garage with barn style door. To the rear there is a gravelled area and a generous rear garden with large porcelain tiled pathway leading to two well placed porcelain tiled patio areas, brick boundary wall and storage shed.



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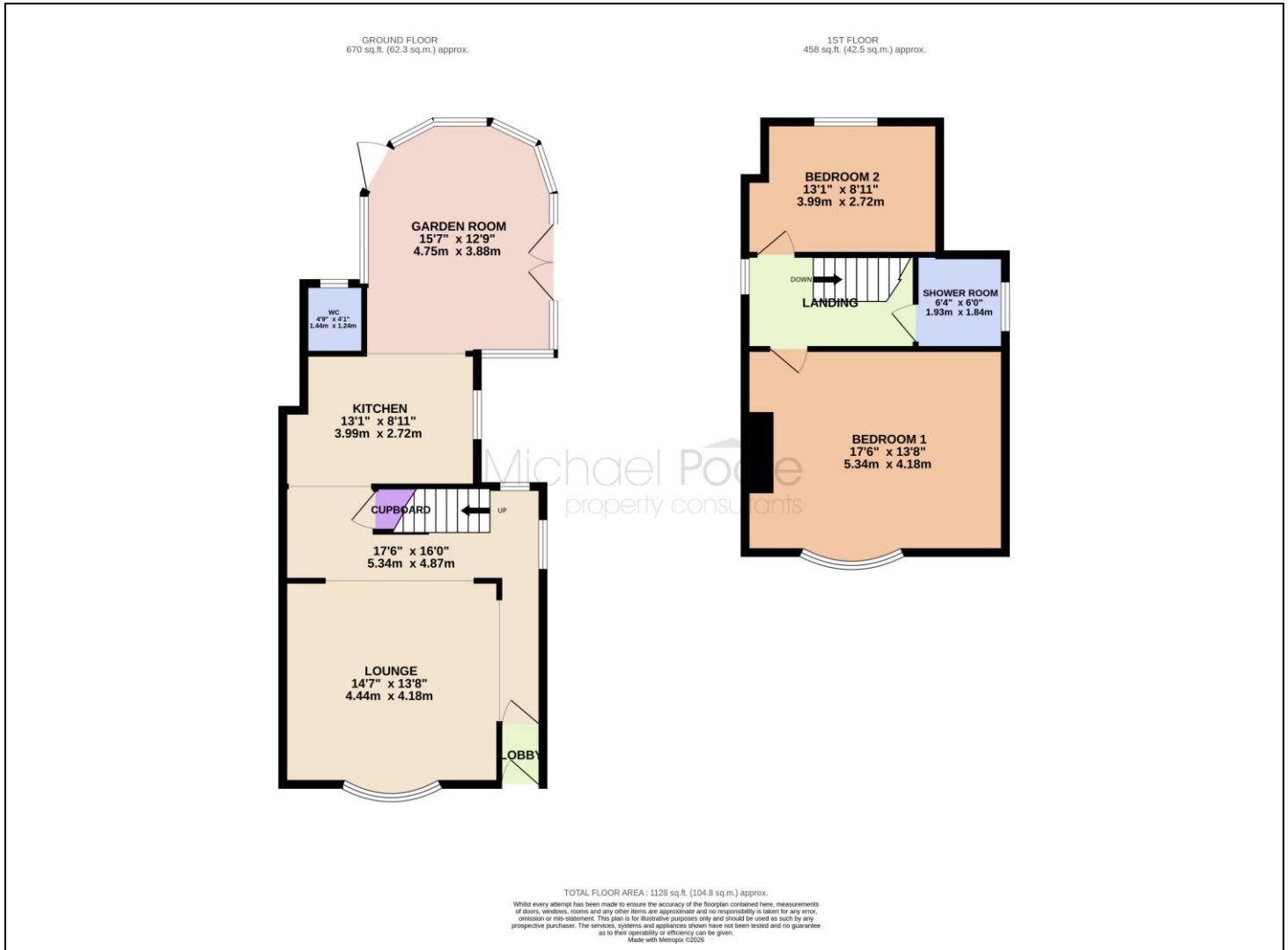


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