

# WOLVISTON ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS23 2RR



- ▲ Truly Outstanding Semi Detached Bungalow
- ▲ Thoughtfully Extended & Considerably Refurbished
- ▲ Two Bedrooms, Both with Quality Fitted Wardrobes
- ▲ Breakfast Kitchen with Modern Units & Appliances

- ▲ Modern White Three Piece Shower Suite
- ▲ Front Lounge & Dining Room
- ▲ UPVC Double Glazing & Ideal Combi Boiler
- ▲ Definitely Not One to Miss Out On

**£170,000**

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Definitely not one to miss out on! This example of an outstanding traditional style 1930's built semi-detached bungalow has seen an unbelievable amount of refurbishment and remodelling over recent years, with every room seeing the benefit.

The thoughtfully extended, well planned interior comprises entrance hall, front sitting room, comfortable rear dining room, a well-equipped breakfast kitchen with a fabulous range of Shaker style units and appliances, useful utility room, two bedrooms (both with quality fitted wardrobes) and shower room with a smart modern white three-piece suite. The loft has been carpeted and has light, power and a radiator to create extra storage. Outside, there is a front garden and side access to the rear garden with lawn and rear access.

Features also worthy of a mention include UPVC double glazing, central heating with 'Ideal' combi boiler and CCTV security system.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Composite entrance door with glass inlay and woodgrain effect laminate flooring.

### **LOUNGE - 3.94m (12'11") into bay window x 3.18m (10'5")**

With radiator, woodgrain effect laminate flooring and bay window.

### **BEDROOM ONE - 3.28m (10'9") (max) x 2.9m (9'6") (max)**

With radiator and built-in vanity unit behind the fantastic storage space in the wardrobe with mirror, seat and space for hanging clothes.

### **BEDROOM TWO - 3.53m x 2.9m (11'7" x 9'6")**

With radiator and built-in fitted wardrobe with mirror sliding door.

**TO VIEW: Tel: 01642 955140**

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## **DINING ROOM - 4.17m x 2.87m (13'8" x 9'5")**

With woodgrain effect laminate flooring, airing cupboard housing the ideal combination boiler, further storage cupboard, radiator and access to the loft room.

## **LOFT ROOM**

Carpeted loft room created for extra storage space with power, light, radiator and Velux window.

## **KITCHEN - 3.33m x 3.15m (10'11" x 10'4")**

Fitted with a range of modern shaker design wall, drawer, and floor units, complementary marble effect work surface and breakfast bar, four ring ceramic hob with glass splashback and black electric extractor fan with glass inlay, sink with mixer tap and drainer, double electric oven and grill, woodgrain effect laminate flooring and UPVC double glazed door opens to the utility room.

## **UTILITY ROOM - 3.05m x 1.14m (10' x 3'9")**

With work surface, plumbing for washing machine and dryer, tile effect vinyl flooring and UPVC door to the rear garden.

## **SHOWER ROOM**

Fitted with a modern three-piece suite comprising corner shower cubicle with shower over, vanity unit with wash hand basin and mixer tap, dual flush WC, fully tiled walls and floor and chrome towel rail.

## **EXTERNALLY**

### **GARDENS**

To the front there is a low maintenance garden with slate gravel and concrete pathway to the entrance door. Side gated access leads to the well-presented rear garden with concrete patio and pathway, lawn, two timber sheds, outside tap and rear gated access to the rear elevation.

**AGENTS REF:** - MH/LS/BIL260072/19022026

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

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

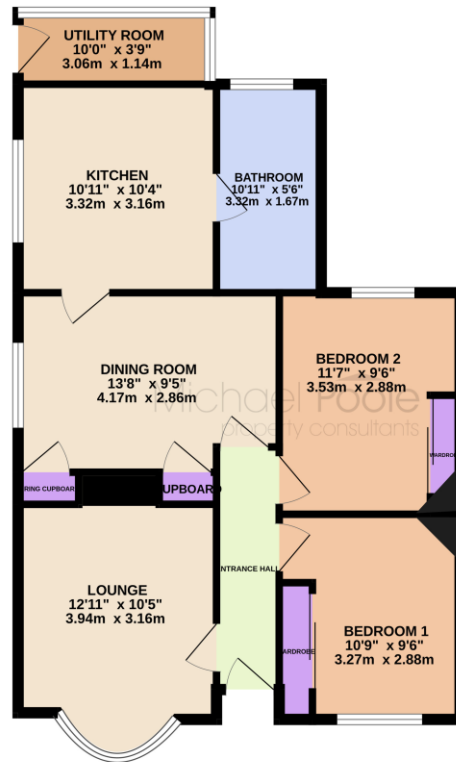
Tel: **01642 955140**



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GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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