

WILMIRE ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5EN



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Two Bedroom Extended Traditional Semi Detached Bungalow
- ▲ Two Bath/Shower Rooms
- ▲ In Need of a General Course of Modernisation
- ▲ Garage & Driveway
- ▲ Southerly Facing Rear Garden
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£170,000

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This traditional semi-detached bungalow has been extended to create some extra living space and is a perfect buy if someone is looking to put their own stamp on a property. Featuring a southerly facing rear garden, CHAIN FREE Sale, two double bedrooms and two bath/shower rooms.

The home comprises porch, entrance hall, 17ft lounge, bay fronted double bedroom, bathroom, kitchen/breakfast room and rear extended bedroom with en-suite.

Other features include gas central heating with combi boiler, driveway, garage, boarded loft and UPVC double glazing.

GROUND FLOOR

ENTRANCE PORCH

With UPVC double glazed entrance door and UPVC double glazed door to the entrance hall.

ENTRANCE HALL

With access to the boarded loft via dropdown ladder, radiator and storage cupboard.

LOUNGE - 5.3m (17'5") into bay window x 3.6m (11'10") into alcove

With radiator, bay window and living flame gas fire with brick surround.

KITCHEN BREAKFAST ROOM - 6.86m x 2.41m (22'6" x 7'11")

Fitted with a range of wood wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with tiled splashback and electric extractor fan over, integrated Hotpoint double oven and grill, plumbing for washing machine and dishwasher, space for fridge freezer, panelled walls, part tiled walls and UPVC double glazed door to the rear garden.

BEDROOM ONE - 5.3m (17'5") (max) x 3.33m (10'11") into wardrobes

With radiator and built-in fitted wardrobes.

EN-SUITE

Fitted with a white three-piece suite comprising corner shower cubicle with electric shower, wash hand basin, WC and tiled walls.

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BEDROOM TWO - 4.47m (14'8") into bay window x 3.63m (11'11") into wardrobes

With radiator and built-in fitted wardrobes.

BATHROOM

Fitted with a three piece suite comprising panelled bath withy shower over, WC, wash hand basin, tiled walls and storage cupboard.

EXTERNALLY

PARKING & GARDEN

To the front there is a double width concrete driveway leading to the garage. Side gated access leads to the southerly facing rear garden with raised patio area, gravel and astro turf lawn, and outside tap.

GARAGE - 4.34m x 2.36m (14'3" x 7'9")

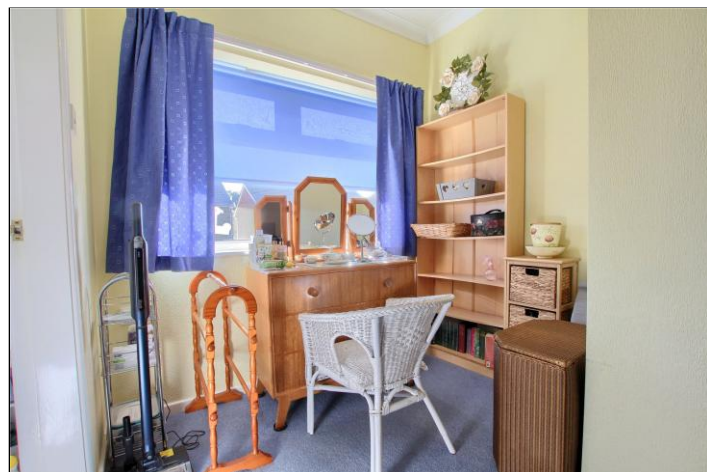
With up and over door, power supply, light, Worcester combination boiler and rear access door.

AGENTS REF: - MH/LS/BIL260107/13032026

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

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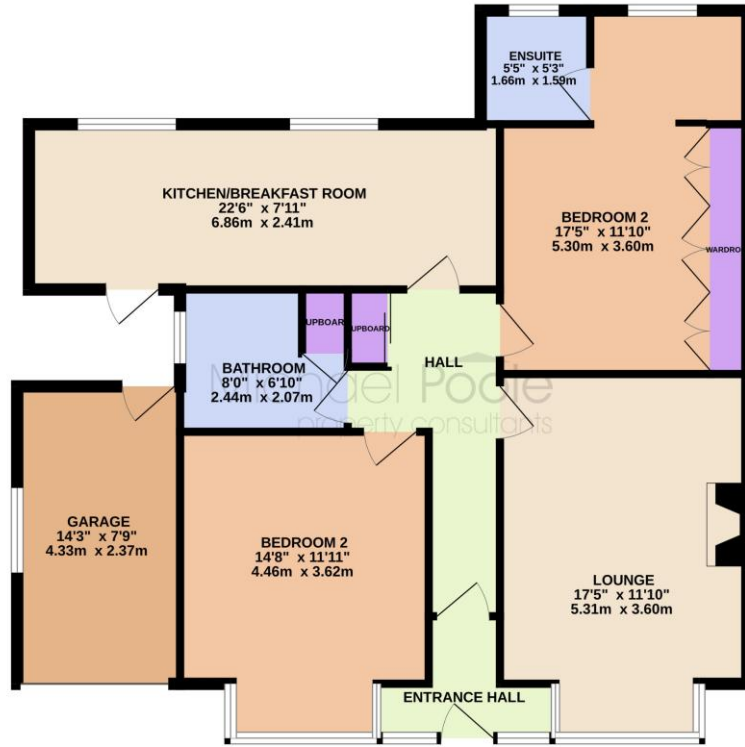
Tel: **01642 955140**



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GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	76 C
39-54	E		
21-38	F		
1-20	G		



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