

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

£165,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



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.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



WILMIRE ROAD, TS22 5EN

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")

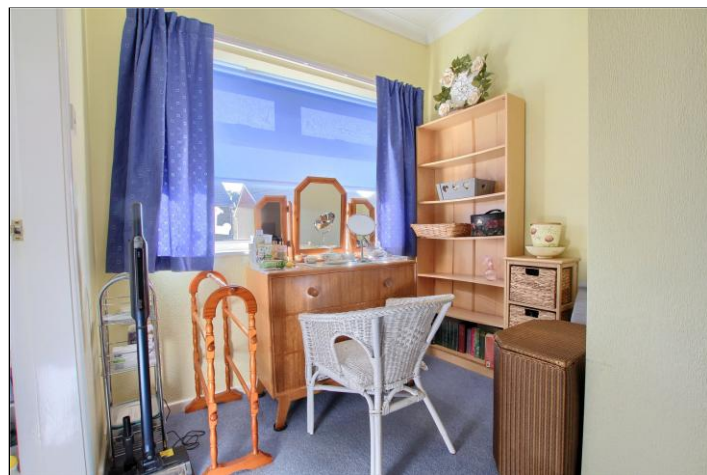
With up and over door, power supply, light, Worcester combination boiler and rear access door.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL260107/13032026

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

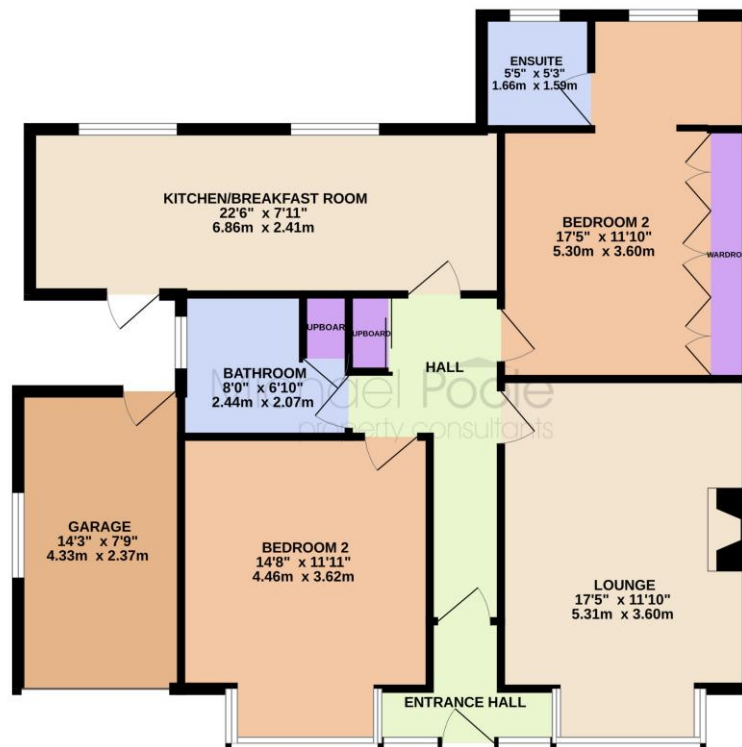
TO VIEW: Contact our Billingham office on
Tel: 01642 955140



WILMIRE ROAD, TS22 5EN



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.
Made with NetScout 5.0.0.2



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

