

## BUXTON GARDENS, WOLVISTON COURT, BILLINGHAM, TS22 5AJ



- ▲ Three Bedroom Semi Detached Bungalow
- ▲ Perfect Property to Put Your Stamp On
- ▲ SOUTH Facing Rear Garden Backing onto Bungalows
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ UPVC Double Glazing & Gas Central Heating
- ▲ Lounge & Conservatory

**£160,000**

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A traditional style semi-detached bungalow of lovely proportions nicely positioned within well regarded surroundings of Wolviston Court.

It has some nice features including a southerly facing rear garden, UPVC double glazing, gas central heating, a CHAIN FREE sale and block paved driveway.

Comprising briefly entrance hallway, rear lounge with living flame fire, conservatory, kitchen, three good size bedrooms and shower room with a modern white suite.

**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.

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

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**AGENTS REF:** - MH/LS/BIL260116/08072026

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

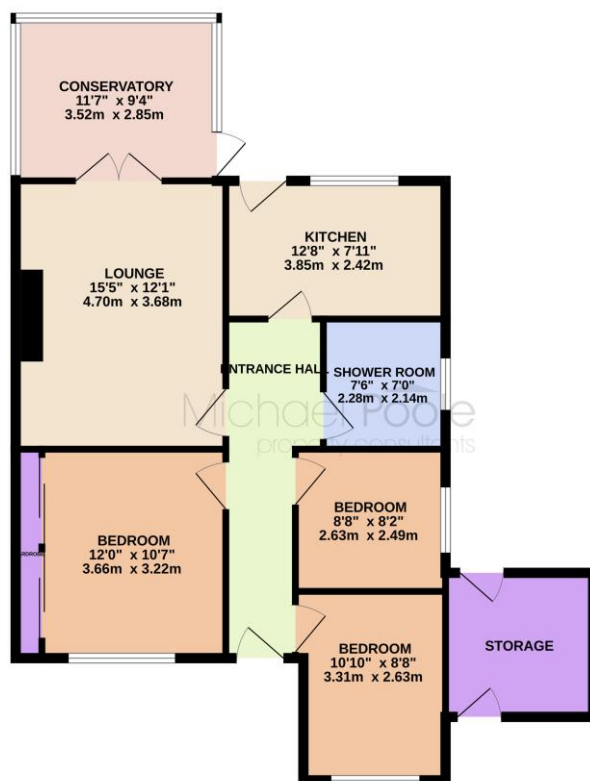
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## BUXTON GARDENS, TS22 5AJ



GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 87 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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