

# BARTON CRESCENT, WOLVISTON COURT, BILLINGHAM, TS22 5HJ



- ▲ A Very Nicely Positioned 'Moore & Cartwright' Built Three Bedroom Semi Detached House
- ▲ Popular Wolviston Court Location, Easy Walking Distance of Priors Mill & St Pauls Primary Schools
- ▲ Private Westerly Facing Rear Garden & Rear Gated Access
- ▲ Double Width Block Paved Driveway
- ▲ UPVC Double Glazing
- ▲ Breakfast Kitchen with Smart Modern Units
- ▲ 25ft Lounge/Diner

**£193,000**

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This 'Moore & Cartwright' built semi-detached house is perfect for a growing family and is nicely positioned on the always popular Wolviston Court estate. It is not overlooked to the rear and features a westerly facing rear garden.

Well-presented and cared for, the accommodation comprises porch, entrance hall, 25ft through lounge/dining room and breakfast kitchen with attractive units on the ground floor. The first floor has three bedrooms and family bathroom with a modern four-piece suite.

Other features worthy of a mention include UPVC double glazing, central heating with a combi boiler, single garage and double width block paved driveway.

**GROUND FLOOR**

**ENTRANCE PORCH** - With UPVC double glazed entrance door.

**ENTRANCE HALL** - With UPVC double glazed entrance door, radiator, staircase to the first floor and under stairs meter cupboard.

**LOUNGE DINER - 7.72m x 3.58m (max) (25'4" x 11'9" (max))**

With two radiators and living flame electric fire in oak surround with marble hearth.

**KITCHEN BREAKFAST ROOM - 5.3m (17'5") (max) x 3.76m (12'4") (max)**

Fitted with a range of modern wall, drawer, and floor units with complementary work surface, slot in electric cooker with tiled splashback and electric extractor fan over, plumbing for washing machine, space for fridge and freezer, one and a half bowl stainless steel sink with mixer tap and drainer and tile effect vinyl flooring in the kitchen area. In the dining area there is a radiator and UPVC French doors opening to the rear garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.34m (14'3") (max) x 3.76m (12'4") into recess**  
With radiator.

**TO VIEW:** Tel: 01642 955140

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### **BEDROOM TWO - 3.76m x 3.38m (12'4" x 11'1")**

With radiator.

### **BEDROOM THREE - 2.7m x 2.26m (max) (8'10" x 7'5" (max))**

With radiator.

**BATHROOM** - Fitted with a white four-piece suite comprising panelled bath with shower attachment and mixer tap, shower cubicle, wash hand basin and dual flush WC. Fully tiled walls, tile effect floor and radiator.

### **EXTERNALLY**

**PARKING & GARAGE** - To the front there is a double width block paved driveway leading to the garage with up and over door, power supply and light.

**GARDENS** - To the front there is a boundary wall with mature hedge and side gated access leads to the westerly facing rear garden with flagstone patio area, lawn, flowerbeds and flagstone pathway to rear gated access.

**AGENTS REF:** - MH/LS/BIL260136/02042026

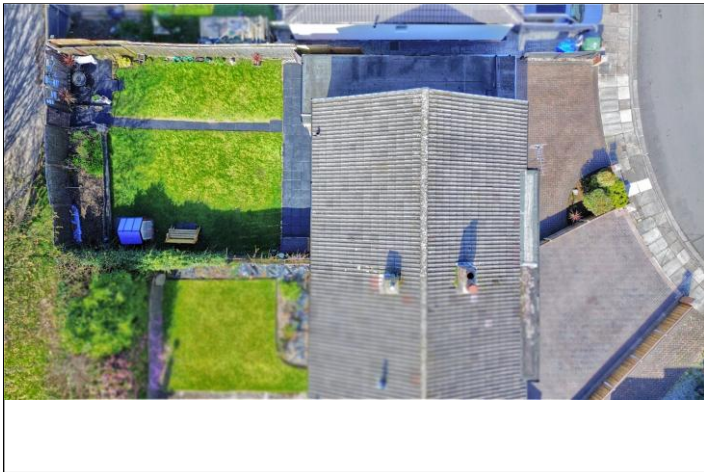
**Council Tax Band:** C    **Tenure:** Freehold

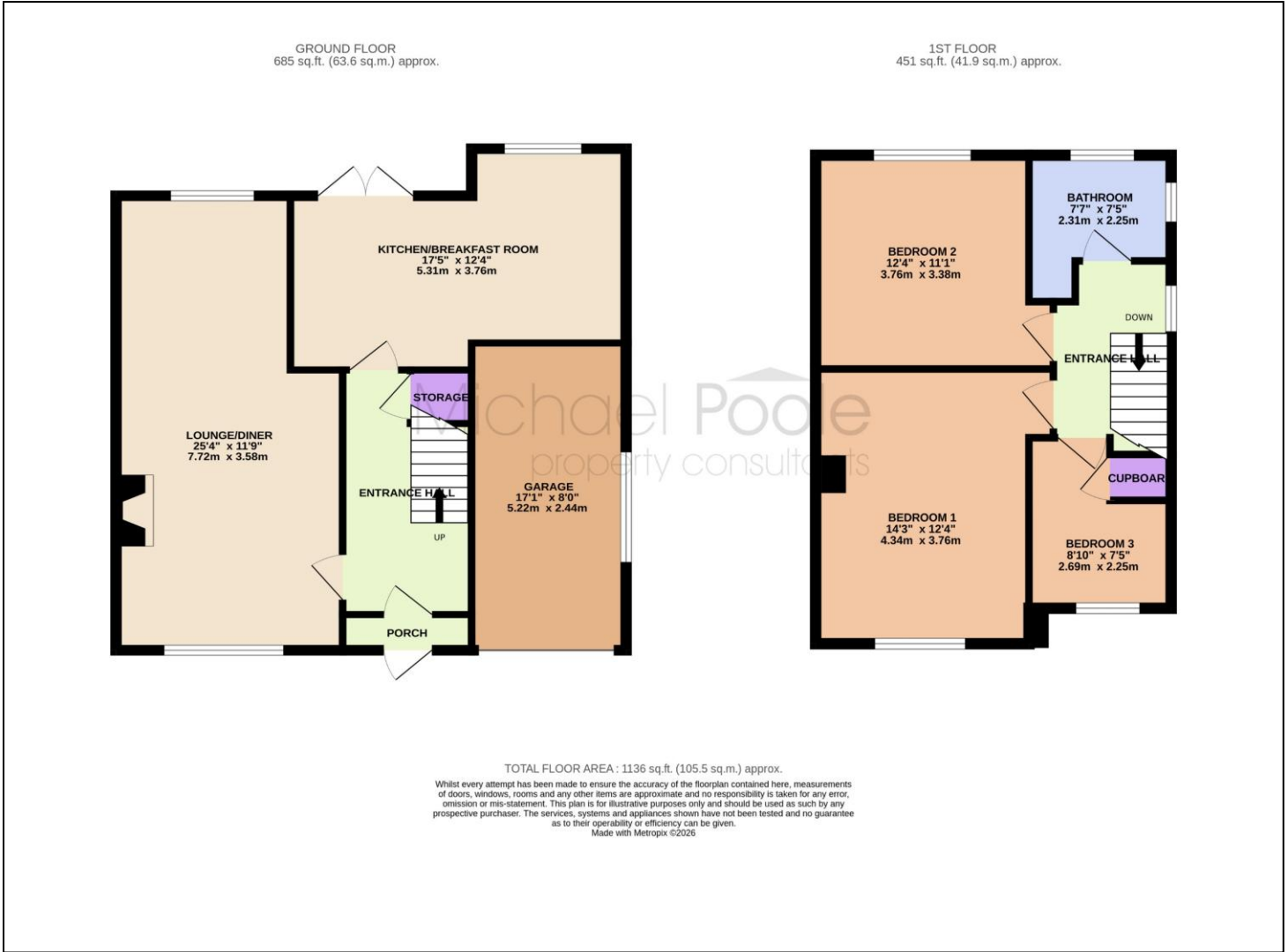
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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