

# BURNISTON DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5DB



- ▲ A Larger Style 'Moore & Cartwright' Built Semi Detached Bungalow
- ▲ A Simple Chain Free Sale
- ▲ South/Westerly Facing Rear Garden Backing onto Bungalows Offering Greater Privacy
- ▲ Single 19ft Detached Garage & Driveway with Carport
- ▲ 26 ft Lounge/Diner, Garden Room & Kitchen
- ▲ Vaillant Combi Boiler & UPVC Double Glazing
- ▲ Modern Shower Room

**£180,000**

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Bungalows on Wolviston Court are always in high demand—making this larger-style semi-detached home by Moore & Cartwright a fantastic opportunity.

Occupying an excellent position with a desirable South/Westerly facing rear garden backing onto bungalows so offers extra privacy.

The property also benefits from a single detached garage, carport, and driveway parking for multiple cars. Offered for sale with no ONWARD CHAIN, it features a quality Vaillant combi boiler, UPVC double glazing, and a fully boarded loft complete with carpet, lighting, power, and easy access via a drop-down ladder—ideal for storage or potential further use (Subject to building and planning regulations).

Internally, the well-proportioned accommodation comprises a porch, welcoming entrance hall, an impressive 26ft lounge/diner, garden room, fitted kitchen, two bedrooms, and a modern shower room. Externally, the home enjoys well-maintained lawned gardens to both the front and rear, perfect for relaxing or entertaining.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

With UPVC double glazed entrance door.

### **ENTRANCE HALL**

With wooden entrance door with glass inlay to the spacious entrance hall with access via dropdown ladder to the fully boarded, carpeted and plastered loft with power, light and storage area.

### **LOUNGE - 4.52m (14'10") x 3.3m (10'10") into alcove**

With radiator and living flame electric fire in feature surround.

### **DINING ROOM - 3.6m x 3.3m (11'10" x 10'10")**

With radiator and UPVC double glazed door to the garden room.

### **GARDEN ROOM - 2.92m x 2.06m (9'7" x 6'9")**

A useful addition to the property creating some extra living space with storage and UPVC door to the south westerly facing rear garden.

**TO VIEW:** Tel: 01642 955140

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### **KITCHEN - 3.2m x 2.6m (10'6" x 8'6")**

Fitted with a range of wall, drawer, and floor units with complementary work surface, space for slot in cooker and fridge freezer, plumbing for washing machine, sink with mixer tap and drainer, fully tiled walls, vinyl flooring, radiator, wall mounted Vaillant combination boiler and UPVC double glazed door to the side aspect.

### **BEDROOM ONE - 3.43m (11'3") excluding wardrobes x 2.9m (9'6")**

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

### **BEDROOM TWO - 2.97m x 2.16m (9'9" x 7'1")**

With radiator.

**SHOWER ROOM** - Fitted with a white modern three-piece suite comprising double shower cubicle with waterproof panelled splashback, vanity unit with wash hand basin and mixer tap, dual flush WC with hidden cistern, chrome towel rail, tiled walls and tile effect vinyl flooring.

### **EXTERNALLY**

**GARDENS & PARKING** - To the front there is a lawned front garden with mature flower borders and Yorkshire stone boundary wall. A concrete driveway leads to a carport and a detached garage. Gated access leads to the south facing garden with Indian flagstone patio area, lawn, bush borders and backs directly onto bungalow offering a good degree of privacy.

### **GARAGE - 5.8m x 2.74m (19' x 9')**

With electric roller door, power supply, light and side access door to the rear garden.

**AGENTS REF:** - MH/LS/BIL260153/09042026

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

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

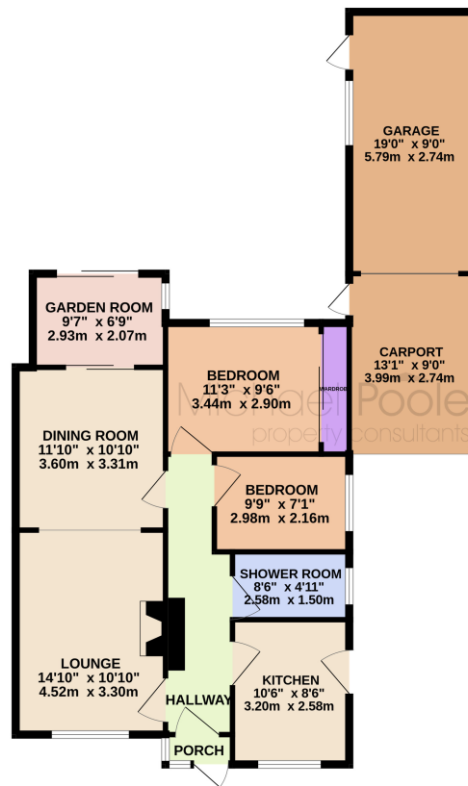
Tel: **01642 955140**



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GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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