

DURHAM ROAD, WOLVISTON VILLAGE, BILLINGHAM, TS22 5LP



- ▲ An Entirely Adorable Mid Terraced Cottage with No Onward Chain
- ▲ Delightful Wolviston Village & Wonderfully Positioned Set Back from Durham Road
- ▲ Neat Front Garden & Enclosed Private Rear Garden Not Directly Overlooked to the Rear
- ▲ Front Living Room, Spacious Kitchen/Diner & Downstairs WC
- ▲ Perfect Property to Add Your Own Stamp with it Needing Some Cosmetic Upgrading
- ▲ Two Double Bedrooms & Large Bathroom
- ▲ 1930s Built Property

£215,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Prepare to fall in love with this blank canvas. This entirely adorable terrace cottage has a delightful profile up and down Durham Road, Wolviston. Built in the 1930's and is ready for someone to add some cosmetic changes to create a wonderful stylish home.

It's a straightforward chain free sale featuring gas central heating with combi boiler, has been extended to the rear to create a kitchen/diner area and features a private garden to the rear accessed via alleyway access.

The home comprises entrance hall, front lounge, kitchen/diner and downstairs WC. The first floor has landing with spacious boarded loft with ladder access, two true double bedrooms and generous bathroom with white three-piece suite. Outside there is a walled front garden and enclosed rear garden with raised timber patio area.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, staircase to the first floor and meter cupboard.

LOUNGE - 4.72m (15'6") (max) x 4.62m (15'2") (max)

With built-in alcove storage cupboards, radiator, woodgrain effect oak flooring, under stairs storage cupboard and living flame gas fire with pictorial surround and tiled hearth.

KITCHEN DINER - 5.08m (max) x 4.62m (16'8") (max) x 15'2"

An extension to the property creating some extra living space and featuring oak wall, drawer, and floor units with complementary work surface, ceramic sink with mixer tap and drainer, four ring gas hob with tiled splashback and brushed steel electric extractor fan with glass inlay over, integrated electric oven, integrated fridge and freezer, plinth heater, LED downlights, exposed floorboards, radiator, side access door leading to the alleyway and wooden French doors open to the rear garden.

GROUND FLOOR WC - 1.68m x 1.37m (5'6" x 4'6")

White two-piece suite comprising dual flush WC, wash hand basin with mixer tap, plumbing for washing machine, wall mounted combination boiler, drying rack and exposed finish floorboards.

TO VIEW: Tel: **01642 955140**

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



DURHAM ROAD, TS22 5LP

FIRST FLOOR

LANDING

With access to the boarded loft via a dropdown ladder.

BEDROOM ONE - 4.62m (15'2") into alcove (max) x 3.76m (12'4")

With woodgrain effect laminate flooring, radiator and built-in alcove storage.

BEDROOM TWO - 3.1m x 3.4m (10'2" x 11'2")

With radiator.

BATHROOM

Fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin, WC, radiator, part tiled walls and woodgrain effect laminate flooring.

EXTERNALLY

GARDENS

The front of the property is pedestrianised with walled garden, wrought iron access gate and concrete path to the entrance door. Side alleyway access to the side of the property. To the rear there is an enclosed garden with lawn, timber raised decked area and shed.

AGENTS REF: - MH/LS/BIL260157/13042026

Council Tax Band: B **Tenure:** Flying Freehold

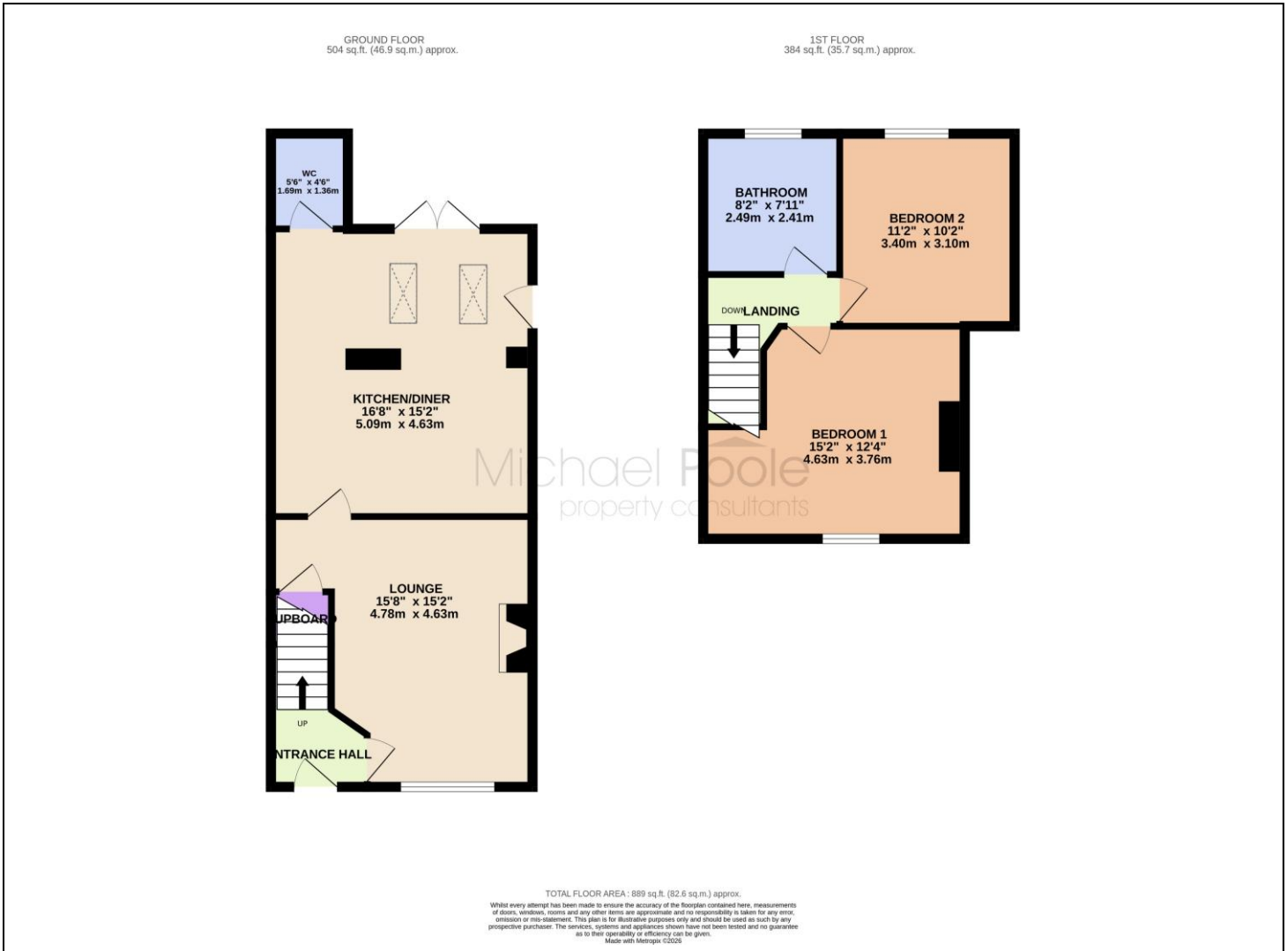
TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



DURHAM ROAD, TS22 5LP





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