

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
- ▲ Prefect Property to Add Your Own Stamp with it Needing Some Cosmetic Upgrading
- ▲ Two Double Bedrooms & Large Bathroom
- ▲ 1930s Built Property

Offers Over £205,000

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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/ding 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

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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.

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/BIL260157/13042026

Council Tax Band: B

Tenure: Flying Freehold

TO VIEW: Contact our Billingham office on

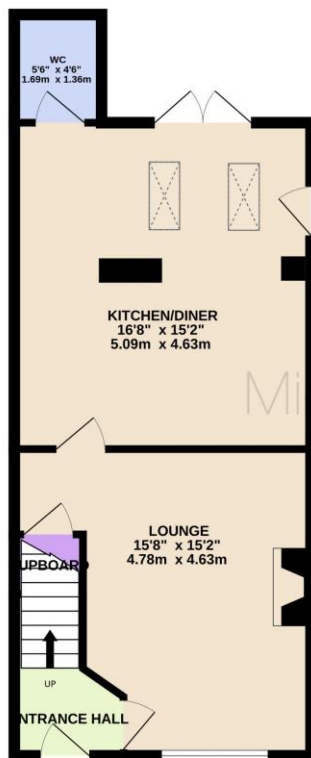
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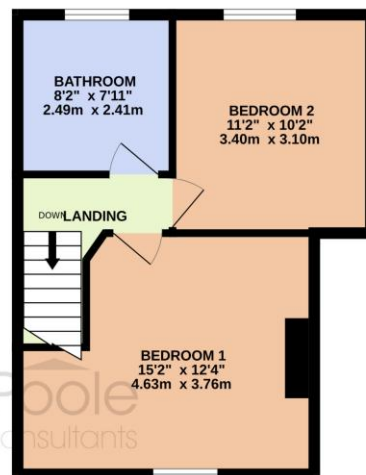
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GROUND FLOOR
504 sq. ft. (46.9 sq.m.) approx.



1ST FLOOR
384 sq. ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq. ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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