

GROSVENOR ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5AW



- ▲ Fantastically Presented Moore & Cartwright Built Semi Detached Bungalow on Wolviston Court Estate
- ▲ Offered to the Market with a CHAIN FREE SALE
- ▲ Very Pleasant, Popular & Really Convenient Location with Direct Bus Links & Nearby Shops & Schools
- ▲ Three Bedrooms & Brand New Bathroom with Modern Suite & Over Bath Shower
- ▲ Newly Refurbished Shaker Style Fitted Kitchen
- ▲ Brand New Carpets, Flooring & Fully Refurbished Throughout
- ▲ Driveway, Detached Garage, Front & Rear Gardens
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing
- ▲ Fully Re-Wired to Current Standards

Offers Over £210,000

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This larger style Moore & Cartwright has undergone a recent renovation to create a fantastic ready to move in property that is offered to the market with a CHAIN FREE Sale.

Within close reach to local amenities, local schools, bus routes and all that Wolviston Court offers.

Brand new bathroom/shower room, newly refurbished shaker style fitted kitchen and fully decorated throughout with a modern/contemporary style.

The property comprises entrance hall, front lounge, kitchen with modern units and granite worktops, inner hall, two double bedrooms, single bedroom and modern bathroom with over bath shower.

Outside there is a lawned front garden with flower border and a rear garden with large flagstone patio area and grass lawn.

Other features include gas central heating with combi boiler, UPVC double glazing, composite external doors, fully re-wired, driveway and garage to the rear.

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

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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/BIL260174/08072026

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

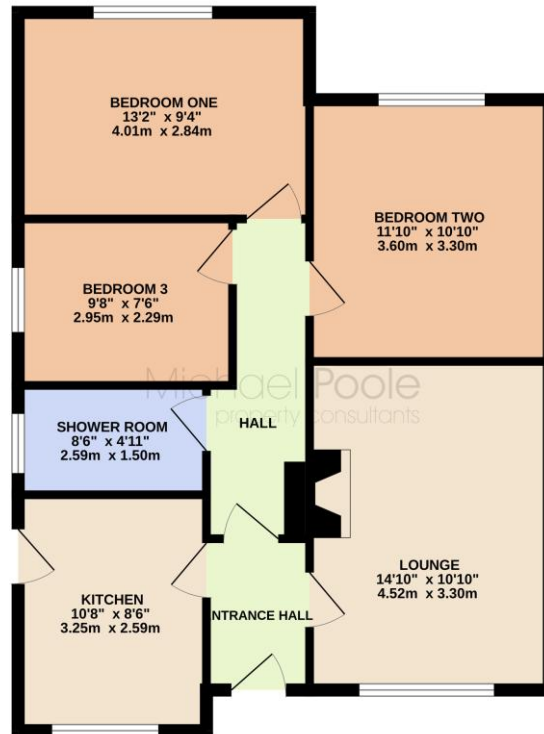
TO VIEW: Contact our Billingham office on Tel: 01642 955140

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads 'Michael Poole property consultants'. The storefront is large with glass windows and doors, and is illuminated from within. The sign is also visible on the windows.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 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.



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