

## MIDDLETON AVENUE, WOLVISTON COURT, BILLINGHAM, TS22 5HL



- ▲ Extended Largest Style Moore & Cartwright Built Semi Detached House
- ▲ Set at the Head of a Cul-De-Sac
- ▲ Generous Corner Plot Position with Beautifully Laid out Garden

- ▲ Extended Breakfast Kitchen with Modern Style Units & Oak Worktops
- ▲ Integrated Garage with Off Street Parking on the Driveway
- ▲ Three Bedrooms & Bathroom with Modern Four Piece Suite

**£229,950**

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Occupying a large corner plot within the highly sought-after Wolviston Court development, this attractive Moore & Cartwright semi-detached family home offers and versatile living accommodation, a stunning mature, landscaped garden, block paved driveway, integral garage and conservatory, all tucked away in a cul-de-sac position.

Offered to the market chain free, this is a fantastic opportunity to acquire one of the largest original three-bedroom Moore & Cartwright house designs within this popular development.

Extending to over 1,340 sq. ft (125.4 sq. m), this spacious family home offers great internal accommodation than many comparable three-bedroom properties within the development have. The well-planned layout provides excellent family living space throughout, with a well-appointed kitchen and adjoining breakfast room providing an ideal hub for everyday family life, perfectly complementing the impressive reception rooms.

The welcoming entrance hall leads to a superb dual-aspect lounge and dining room extending over 25 feet in length, creating an impressive yet welcoming living space that is ideal for both everyday family life and entertaining. French doors open into a delightful conservatory, offering the perfect place to relax while enjoying views across the beautifully established rear garden.

The kitchen has been fitted with an attractive range of quality units complemented by solid oak worktops and integrated appliances, while the adjoining breakfast room provides an ideal space for informal dining and everyday family living.

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

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To the first floor are two generous double bedrooms, a well-proportioned third bedroom and a contemporary four-piece family bathroom comprising bath, separate shower, wash basin and WC.

Externally, the property truly comes into its own. Occupying an exceptional corner plot, the mature rear garden has been lovingly cultivated over many years to create a private and peaceful outdoor retreat. Beautifully stocked borders, established planting and extensive lawns combine to create a truly exceptional garden, offering a level of privacy and outdoor space rarely found with properties of this type. Whether entertaining family and friends or simply enjoying a peaceful afternoon, the garden is undoubtedly one of the home's most outstanding features. To the front, a generous block-paved driveway provides off-road parking and leads to the integral garage.

Ideally positioned within the highly regarded Wolviston Court development, the property enjoys excellent access to local schools, village amenities, transport links and commuter routes, making it an outstanding choice for families and professionals alike.

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

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



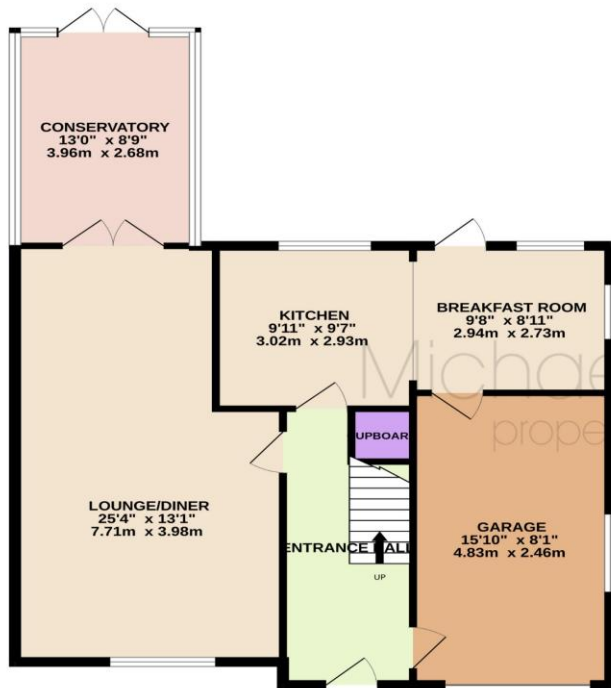
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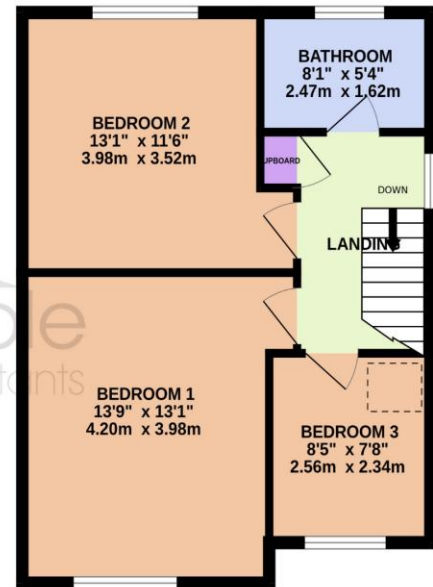
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GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



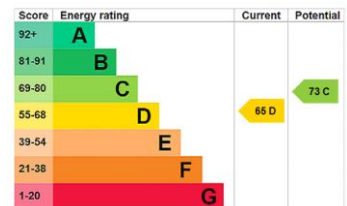
1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.4 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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