

# LIVERTON CRESCENT, WOLVISTON COURT, BILLINGHAM, TS22 5BS



- ▲ A Stunning Extended 'Moore & Cartwright' Built Semi Detached House
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Close Walking Distance of Priors Mill & St. Pauls Primary & Northfield Secondary Schools
- ▲ Through Lounge/Dining Room
- ▲ Extended Breakfast Kitchen with Modern Units

- ▲ Downstairs Bedroom/Sitting Room
- ▲ Three Bedrooms Upstairs & Bathroom with a Modern White Suite
- ▲ Concrete Patterned Driveway & Rear Garden with Large Indian Stone Patio Area
- ▲ UPVC Double Glazing & Gas Central Heating

**Offers Over £230,000**

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This fabulously presented Moore & Cartwright built semi-detached house with four bedrooms is a welcome addition to what is currently available on the always popular Wolviston Court estate. Offered to the market with a CHAIN FREE sale and featuring a double width concrete patterned driveway, UPVC double glazing, gas central heating with combi boiler and it has been stylishly decorated throughout.

You are within close walking distance of Priors Mill & St Pauls Primary Schools and Northfield Secondary School and there is lots of green open spaces close by.

Very briefly, the accommodation comprises entrance hall, through lounge/dining room, extended breakfast kitchen with a modern range of units and sitting room/bedroom four. The first floor has three bedrooms and bathroom with a white three piece suite. Outside there is side access leading to the rear garden with large Indian flagstone patio area, lawn and brick built BBQ.

**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.

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

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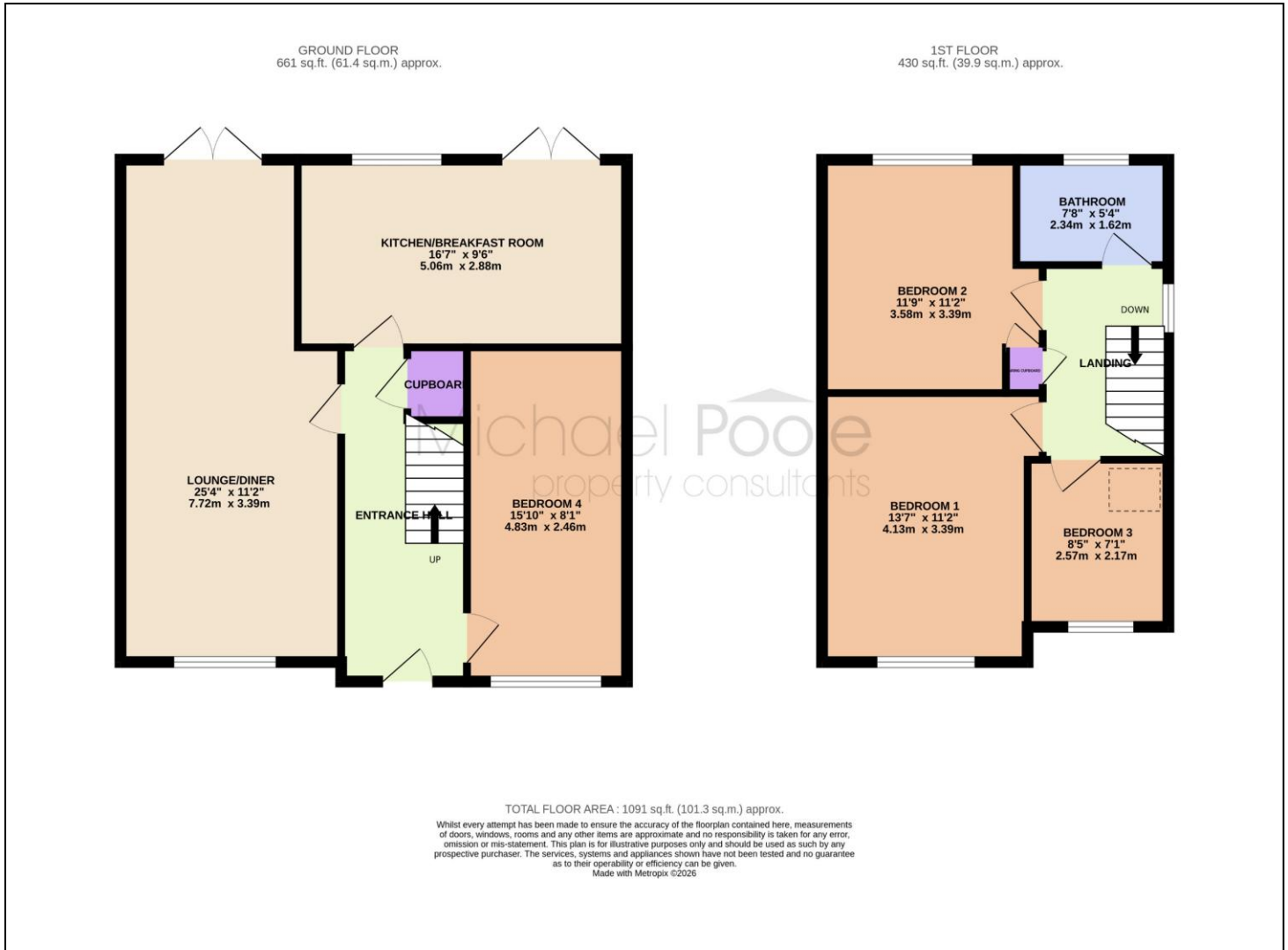


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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