

HAYDON GREEN, WOLVISTON GRANGE, BILLINGHAM, TS23 3WH



- ▲ Spacious Four Bedroom Detached House
- ▲ SOUTH Facing Rear Garden Aspect
- ▲ Double Garage & Generous Driveway
- ▲ Nice Cul-De-Sac Position
- ▲ Useful Utility Room & Cloakroom/WC
- ▲ UPVC Windows & Doors Throughout
- ▲ Lounge, Dining Room, Conservatory & Stunning Kitchen/Breakfast with Modern Units
- ▲ Beautifully Presented Gardens to the Front & Rear

£310,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This fantastic, detached home set in a cul-de-sac position has so much to offer. Not only does it have four excellent size bedrooms and two modern bath/shower rooms, but it also features a double garage, generous driveway, spacious, beautifully presented garden to the rear that has a SOUTH facing aspect. It would be perfect for a growing family or someone looking for a sizable family home.

The stylishly presented accommodation comprises entrance hall, front lounge, stunning kitchen/breakfast room with attractive design units, extra dining, utility room, downstairs toilet and conservatory. The first floor has the bedroom one with modern shower room en-suite, three further bedrooms (two having built in wardrobes) and family bathroom with a stunning modern white suite.

Externally there is a large front garden with side access into the well-presented rear garden with vegetable patch, lawn and a couple of well-placed patio areas.

Other features include central heating with gas boiler, large flagstone driveway, double garage and UPVC windows.

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

www.michaelpoole.co.uk



HAYDON GREEN, TS23 3WH

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/BIL260305/09072026

Council Tax Band: E **Tenure:** Freehold

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



HAYDON GREEN, TS23 3WH



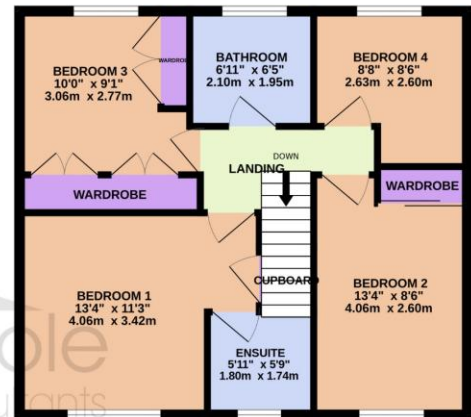
HAYDON GREEN, TS23 3WH



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 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.

Made with Metropix ©2026

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	75 C



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions