

ELTON ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5HS



- ▲ A Wholly Gorgeous Three Bedroom 'Moore & Cartwright' Built Semi Detached Bungalow
- ▲ Superbly Positioned Backing onto Bungalows
- ▲ Detached Single Garage & Plenty of Car Parking
- ▲ Fabulous 17ft Kitchen/Diner with Oak Units
- ▲ Superb Modern White Shower Room Suite
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating Serving Radiators with A Combi Boiler
- ▲ Alarm System

£225,000

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This utterly lovely larger style 'Moore & Cartwright' built semi-detached is perfect for someone looking for a bungalow that is ready to move straight into.

The décor is spotless, walls are painted in soft tones and the neutral floor coverings mean there is a modern, calm, and really easy on the eye feel to the whole place.

It also has the kind of layout you can use flexibly. Two bedrooms and two reception rooms or three bedrooms and one reception room, the choice is entirely yours. The kitchen/diner is a wonderful space and an area in which most couples will spend a lot of time. It is kitted out with a stylish range of modern oak units. The shower room is also bang up to date and has a modern white three-piece suite. The standout feature though is the rear garden. Backing onto bungalows which offers privacy, it is beautifully presented with a mix of fruit trees, lawned area, shed and block paved patio area.

There is a detached garage and bundles of really useful car parking space and there is plenty of space on the long driveway.

Other notable features include UPVC double glazed windows and composite external doors, central heating with a combi boiler, alarm system with chimes to every door and a handy boarded loft space with pull down ladder.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, spacious storage cupboard, radiator, and access to the part boarded loft via sturdy wooden ladder with light.

LOUNGE - 4.24m (13'11") into alcoves x 4.27m (14') (max)

With radiator and living flame electric fire with marble surround.

KITCHEN/DINER - 5.4m x 3.33m (17'9" x 10'11")

Fitted with a range of oak wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, slot in electric cooker with tiled splashback and brushed steel electric extractor fan with glass inlay over, plumbing for washing machine, space for a dryer, part tiled walls, radiator, tile effect vinyl flooring, LED downlights and composite door with glass inlay to the side aspect.

BEDROOM ONE - 4.22m (13'10") x 3.78m (12'5") into recess

With radiator, built-in wardrobes by 'Orchid Bedrooms' and airing cupboard housing the combination boiler.

BEDROOM TWO - 3.18m x 3.3m (10'5" x 10'10")

With radiator and built-in wardrobes and drawers by 'Orchid Bedrooms'.

TO VIEW: Tel: 01642 955140

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BEDROOM THREE - 3.25m (10'8") x 2.72m (8'11") into wardrobes

With radiator, built-in wardrobes by 'Orchid Bedrooms' and UPVC door to the rear garden.

SHOWER ROOM

Fitted with a modern three-piece suite comprising double walk-in shower with glass shower screen, wash hand basin, WC, chrome towel rail, tiled walls and floor and electric extractor fan.

EXTERNALLY

GARDENS & GARAGE

To the front there is a small wall boundary and a lawned garden with mature flower borders. A long concrete driveway for a number of cars leads to a larger than average single detached garage with remote controlled roller door, power supply, light and UPVC door to the side aspect. Gated access leads to the relatively private rear garden with large lawned area, mixture of fruit trees, block paved area, timber shed, power supply and lights.

AGENTS REF: - MH/LS/BIL200305/18052023

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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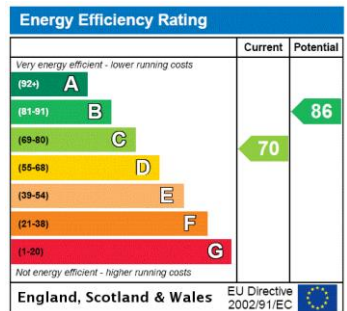
GROUND FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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