

## ELTON ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5HS



- ▲ Extended 'Moore & Cartwright' Built Semi Detached House on A Corner Garden Plot
- ▲ Wolviston Court Is Proving Hugely Popular at Present & An Early Viewing Is Well Advised
- ▲ Large Rear Garden
- ▲ Combi Boiler & UPVC Double Glazing
- ▲ Patterned Concrete Driveway & Single Garage
- ▲ 25ft Through Lounge/Dining Room Conservatory
- ▲ Three Bedrooms
- ▲ Eat-In Breakfast Kitchen with High Gloss Units

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Wolviston Court semi-detached houses are proving to be hugely popular at the moment and this extended three bedroom example certainly won't fail to impress. It has a corner plot rear garden, eat-in breakfast kitchen, utility room, conservatory and garage.

Take a minute to have a little look at what we have found for you here. This nicely decorated, extended 'Moore & Cartwright built semi-detached house will be just so easy to move straight into. It's very pleasantly positioned on a corner plot so has the advantage of a large rear garden. There is parking on the patterned concrete driveway and an integral garage. There is UPVC double glazed windows and gas central heating with combi boiler.

Very briefly, the accommodation comprises entrance hall, through lounge/dining room with a living flame electric fire, conservatory, an eat-in breakfast kitchen and utility room. The first floor has three bedroom and bathroom with a really smart modern white suite.

**GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door and door into the hall.

**HALL** - With UPVC double glazed door into a spacious hall with staircase to the first floor, woodgrain effect laminate flooring, radiator, meter cupboard, under stairs storage cupboard and access to the garage.

**LOUNGE DINER - 7.72m (max) x 3.58m (25'4" (max) x 11'9")**  
25'4 (max) x 11'9  
With two radiators, living flame electric fire in complementary surround and UPVC French doors opening into .....

**CONSERVATORY - 2.9m x 2.54m (9'6" x 8'4")**  
With woodgrain effect laminate flooring and UPVC French doors open to the rear garden.

**KITCHEN BREAKFAST ROOM - 5.3m x 2.57m (17'5" x 8'5")**  
Fitted with a range of modern high gloss style wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl sink unit with mixer tap over and a slot in electric cooker with tiled splashback and electric extractor fan over. Radiator, tile effect vinyl flooring and space for a breakfast table.

**TO VIEW:** Tel: 01642 955140  
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### **UTILITY ROOM - 1.8m x 1.68m (5'11" x 5'6")**

Fitted with matching units to the kitchen, stainless steel sink with mixer tap over, plumbing for washing machine, and UPVC French door opening to the rear garden.

### **FIRST FLOOR**

**LANDING** - With airing cupboard housing the Baxi combination boiler and access to the boarded loft via sturdy dropdown ladder.

### **BEDROOM ONE - 4.34m (14'3") x 3.7m (12'2") into recess alcoves**

With rad and built-in wardrobes.

### **BEDROOM TWO - 3.7m (12'2") into recess x 3.35m (11') (max)**

With radiator.

### **BEDROOM THREE - 2.74m x 2.3m (9' x 7'7")**

With radiator, built-in bed over bulkhead, built-in shelving units and wardrobe.

**BATHROOM** - Fitted with a white modern three-piece suite comprising panelled bath with shower over, glass shower screen and mixer tap, vanity sink unit with wash hand basin and mixer tap over, WC, radiator, vinyl flooring and waterproof panelled walls.

### **EXTERNALLY**

**GARDENS & GARAGE** - The property sits on a corner plot and features a double width block paved driveway leading to a single garage with roller door, power supply and light. Side gate access leads to the good size, enclosed rear garden with a large lawn area, block paved pathway, flagstone patio area, gravelled area to the side, outside tap, and power supply.

**AGENTS REF:** - MH/LS/BIL220568/09092022

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

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**

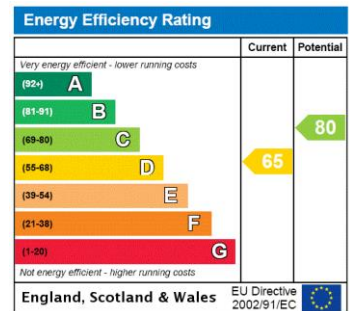


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