

GOLDSMITH CLOSE, WOLVISTON GRANGE, BILLINGHAM, TS23 3GW



- ▲ Bright, Modern & Cheerful Detached House
- ▲ This Four Bedroom/Two Bathroom 'Miller Homes' Built Home
- ▲ Very Easy to Move Straight Into
- ▲ Two Reception Rooms
- ▲ Open Plan Kitchen/Diner
- ▲ Gas Central Heating & UPVC Double Glazing
- ▲ Double Width Driveway & Rear Garden

£255,000

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This excellently positioned four bedroom detached property set in a cul-de-sac is perfect if you are looking for a detached family sized home in a popular location. Built by Miller Homes it features a 26ft kitchen/diner, two reception rooms, updated gas boiler and UPVC double glazing.

It's bright, modern, cheerful and will be really easy to move straight into. Comprising briefly entrance hall with cloakroom/WC, front lounge, kitchen/diner and extra sitting room. The first floor has four bedrooms - the master with white shower room en-suite and family bathroom. Outside, the double width driveway and rear garden.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, radiator, woodgrain effect laminate flooring and stairs to the first floor.

LOUNGE - 3.43m x 3.15m (11'3" x 10'4")

Fitted with a living flame electric fire in cream surround, wood grain effect laminate flooring and radiator.

WC

Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, WC and extractor fan.

KITCHEN/DINER - 8.2m x 2.72m (26'11" x 8'11")

Fitted with a range of wood effect wall and floor units with complementary marble effect work surface & breakfast bar, stainless steel sink with mixer tap and four ring gas hob with tiled splashback and electric extractor fan. Integrated electric oven and grill, integrated fridge freezer and dishwasher. radiator, tiled flooring, part tiled walls. Plumbing for a washer and dryer, wood grain effect laminate flooring, wall mounted gas boiler and UPVC French doors leading to the garden.

SITTING ROOM - 3.5m x 2.46m (11'6" x 8'1")

With wood grain effect laminate flooring and radiator.

FIRST FLOOR

LANDING

With access to the loft and airing cupboard housing the water tank.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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BEDROOM ONE - 3.18m x 2.92m (10'5" x 9'7")

Built-in walk-in wardrobe, radiator and wood grain effect laminate flooring.

EN-SUITE

Fitted with a white three-piece suite comprising shower cubicle with glass shower screen, wash hand basin with mixer tap and tiled splashback, WC, woodgrain effect vinyl flooring, part tiled walls, shaver point, chrome towel radiator and electric extractor fan.

BEDROOM TWO - 4.7m (15'5") (max) x 4.01m (13'2") (max)

With radiator and built-in wardrobe.

BEDROOM THREE - 2.84m x 2.72m (9'4" x 8'11")

With radiator.

BEDROOM FOUR - 3.07m x 1.9m (10'1" x 6'3")

With radiator.

FAMILY BATHROOM

Fitted with a white three-piece suite comprising panelled bath with shower over and glass shower screen, wash hand basin with mixer tap, WC, radiator, tile effect flooring and electric extractor fan.

EXTERNALLY

Externally there is a lawned front garden and double width driveway leading to storage with up and over door. Side gate access leads to the rear garden with flagstone pathway and patio area, Astro turf lawned area, raised timber decked area, timber shed and outside tap.

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

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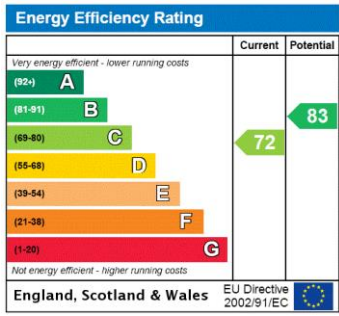
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.

TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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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