

CONSTABLE GROVE, WOLVISTON GRANGE, BILLINGHAM, TS23 3GL



- ▲ Modern Style Bellway Built Two Bedroom Semi Detached House
- ▲ Pleasantly Positioned on the Popular Wolviston Grange Estate
- ▲ Attractive Rear Landscaped Garden
- ▲ Driveway Provides Parking for a Number of Cars
- ▲ Lounge & Breakfast Kitchen with Smart Units

£140,000

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This nicely positioned fabulous modern style Bellway built semi-detached house with two bedrooms and an attractive rear garden would make a perfect first-time buyer home or a 'Ready to Go - No Nonsense' rental property.

The well-presented interior comprises entrance porch, lounge, a stunning breakfast kitchen with a smart range of grey units and appliances. The first floor has two bedrooms and bathroom with a modern three-piece suite. Outside, the attractive rear garden has been landscaped with a couple of well-placed patios and the driveway provides parking for a number of cars.

Other notable features include gas central heating with combi boiler, UPVC double glazed windows and smart composite front door.

GROUND FLOOR

ENTRANCE HALL

With smart composite entrance door, radiator, and porcelain tiled floor.

LOUNGE - 3.78m x 4.65m (12'5" x 15'3")

With radiator and woodgrain effect laminate flooring.

KITCHEN BREAKFAST ROOM - 3.78m x 2.72m (12'5" x 8'11")

The owners have created a fantastic kitchen breakfast room with the space provided and features a range of cream high gloss wall and floor units with under unit lights, complementary wood effect work surfaces including breakfast bar, one and a half bowl stainless steel sink, four ring gas hob with brushed steel splashback and brushed steel electric extractor fan over. Integrated items include integrated electric oven, fridge, and freezer. Vertical tube radiator and boxed in combination boiler. UPVC door opening to the rear garden and woodgrain effect vinyl flooring.

FIRST FLOOR

LANDING

With access to the loft and useful storage cupboard.

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BEDROOM ONE - 3.78m (12'5") into wardrobes x 2.7m (8'10")
With radiator and built-in wardrobes with mirror sliding doors.

BEDROOM TWO - 3.78m (12'5") into cupboard x 2.29m (7'6")
With radiator and two built-in storage cupboards.

BATHROOM
Fitted with a modern three-piece suite comprising L' shaped bath with shower over and glass shower screen, vanity sink unit, smart panelled walls, electric extractor fan and radiator.

EXTERNALLY

GARDENS
To the front there is a lawned garden and flagstone pathway to the front door. Gated access leads to the enclosed rear garden which has been landscaped with large flagstone patio area, further timber decked area, lawn, Astro turf and timber shed.

PARKING
A flagstone driveway provides parking for a number of cars.

AGENTS REF: - MH/LS/BIL230406/12122023

Council Tax Band: B **Tenure:** Freehold

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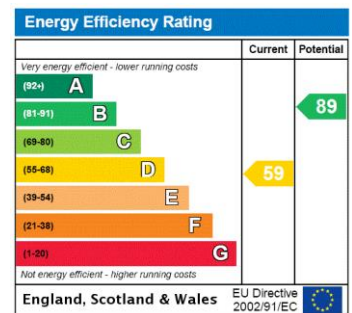


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