

CARLTON AVENUE, WOLVISTON COURT, BILLINGHAM, TS22 5HU



- ▲ Moore & Cartwright Built Semi Detached Bungalow
- ▲ Simple Chain Free Sale
- ▲ Two Bedrooms & Bathroom
- ▲ Popular Carlton Avenue Location

- ▲ Lounge, Kitchen & Conservatory
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler
- ▲ Alarm System

£158,950

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Having the advantage of NO ONWARD CHAIN, this Moore & Cartwright built semi-detached bungalow on the always popular Carlton Avenue merits a few moments of your time for a viewing.

Comprising briefly entrance hall, lounge with living flame electric fire, two double bedrooms, conservatory, and kitchen with range of white style units. Externally, there is a driveway for a number of cars and a rear garden with patio and lawn.

Other features include UPVC double glazing, central heating with a combi boiler and alarm system.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, woodgrain effect laminate flooring, radiator, storage cupboard, alarm system control and access into the loft via dropdown ladder housing the Ideal combination boiler.

LOUNGE - 4.55m x 3.63m (max) (14'11" x 11'11" (max))
(max)

With radiator and living flame electric fire in feature surround with marble hearth.

KITCHEN - 3.33m x 2.08m (10'11" x 6'10")

Fitted with a range of white wall, drawer, and floor units with complementary wood effect work surface, stainless steel sink with mixer tap over, electric slot in cooker, plumbing for washing machine, under counter fridge, part tiled walls, radiator, and wood door with glass inlay opens to the conservatory.

CONSERVATORY - A useful addition to the property featuring tile effect vinyl flooring, radiator, and UPVC door to the rear garden.

BEDROOM ONE - 3.63m x 3.3m (11'11" x 10'10")

With radiator and wardrobe.

BEDROOM TWO - 3.45m x 3m (max) (11'4" x 9'10" (max))
(max)

With radiator.

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BATHROOM - Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower over, vanity sink unit with wash hand basin, WC, radiator, and tiled walls and floor.

EXTERNALLY

GARDENS & PARKING - To the front there is a brick boundary wall and a lawned garden with hedge border. A concrete driveway for a number of cars leads to 6ft gated access to the rear garden with concrete patio area, lawn and timber shed.

AGENTS REF: - MH/LS/BIL230452/20102023

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

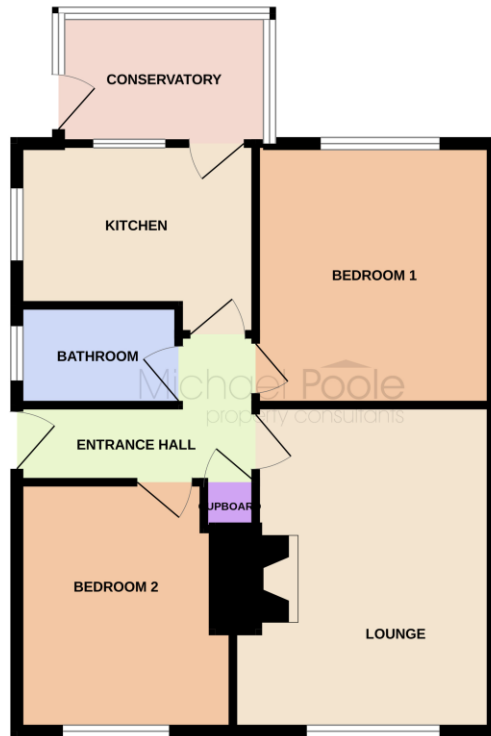
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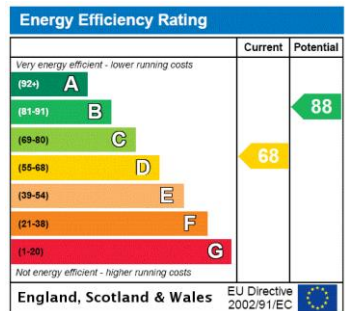


GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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