

LUTTON CRESCENT, WOLVISTON COURT, BILLINGHAM, TS22 5DZ



- ▲ Two Bedroom 'Moore & Cartwright' Semi Detached Bungalow
- ▲ Within Close Reach of Billingham Golf Club
- ▲ Ready to Move in Condition
- ▲ Fabulous Modern Kitchen & Bathroom
- ▲ 23ft x 11ft Detached Garage with Electric Roller Door

- ▲ Lounge & Garden Room with Underfloor Heating
- ▲ Concrete Patterened Driveway & Rear Garden with Patio
- ▲ Gas Central Heating with Baxi Combi Boiler
- ▲ UPVC Double Glazed Windows

£210,000

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This 'Moore & Cartwright' built semi-detached bungalow has been lovingly updated and maintained by the current owners and is perfect for someone looking for a ready to move in bungalow. It features two bedrooms, modern kitchen, and bathroom, 23ft detached garage and large concrete patterned driveway.

Comprising entrance hall, lounge, two bedrooms, bathroom with modern three-piece suite, kitchen with a range of modern units, built-in appliances and garden room creating a fantastic open living space. Outside there are gardens to the front and rear.

Other features include gas central heating with combi boiler, underfloor heating in the garden room, boarded loft with sturdy dropdown ladder and UPVC double glazed windows and composite front door.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door to a spacious entrance hall with radiator and access via sturdy dropdown ladder to the part boarded loft housing the Baxi combination boiler.

LOUNGE - 4.72m (15'6") reducing to 2.4m (7'10") x 3.4m (11'2") reducing to 3m (9'10")

With radiator and living flame gas fire in feature surround with granite hearth.

BEDROOM ONE - 3.53m (11'7") into wardrobes x 3.7m (12'2")

With radiator, built-in wardrobes with mirror sliding doors and UPVC French doors open to the garden room.

GARDEN ROOM - 5.74m x 2.95m (18'10" x 9'8")

With lightweight roof creating a useable room and featuring tiled flooring with under floor heating, thermostatic heating control, UPVC French doors open to the rear garden and open access into the kitchen.

KITCHEN - 3.45m (11'4") (max) x 3.25m (10'8") (max)

Fitted with a range of modern wall, drawer, and floor units with complementary Cosmic granite work surfaces, undercounter light and a stainless-steel sink with Cosmic granite drainer and mixer tap over with boiling tap and filtered cold water system. A range of integrated items include a Bosch combination microwave oven/grill and electric oven with warming drawer, four ring induction hob with black electric extractor fan over, integrated dishwasher, washing machine and fridge freezer. Radiator, tiled flooring, LED downlights, and UPVC door to the side aspect.

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BEDROOM TWO - 3.12m x 2.4m (10'3" x 7'10")

With radiator.

BATHROOM - Fitted with an ultra-modern three-piece suite comprising corner bath with mixer tap, shower over and glass shower screen, vanity wash hand basin, WC, built-in shelving unit, Porcelain tiled walls and floor, radiator, and electric extractor fan.

EXTERNALLY

PARKING & GARDENS - The property sits on a corner plot and features a concrete pattern double width driveway, lawned front garden and side access leads to the relatively private rear garden with lawn, concrete pathway and patio area, pond, shed and raised borders used for growing wild berries.

DETACHED GARAGE - 7.26m x 3.3m (23'10" x 10'10")

With electric up and over door, power supply, light, and built-in shelving units to the rear.

AGENTS REF: - MH/LS/BIL230470/14112023

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

TO VIEW: Contact our Billingham office on

Tel: 01642 955140



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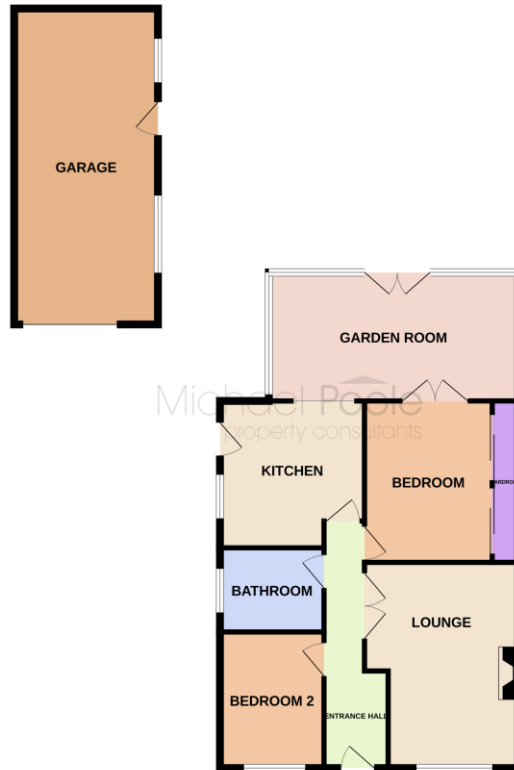
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A photograph of the storefront of Michael Poole property consultants at night. The storefront is illuminated with blue neon lights and features large glass windows displaying property listings. The text "Michael Poole property consultants" is visible on the sign above the entrance.

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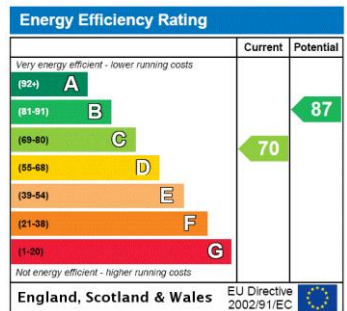
Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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