

LAX TERRACE, WOLVISTON, BILLINGHAM, TS22 5LE



- ▲ Generous Semi-Detached House in The Popular Location of Wolviston Village
- ▲ Offered to the Market with a Chain Free Sale
- ▲ Westerly Facing Rear Garden
- ▲ Off Street Parking with Carport
- ▲ Two Double Bedrooms
- ▲ Bathroom with Four-Piece Suite
- ▲ Gas Central Heating
- ▲ Part UPVC Double Glazing, Wooden Windows & Wooden Front Door

£194,950

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Approach this CHAIN FREE generous semi-detached cottage as an opportunity to create a lovely home of your own. Yes, a little work is required but the end result will be well worth it as the location is great!

Set in the popular location of Wolviston Village and steeped in history with it been formerly part of Thompson Farm estate. It has the benefit of a good size rear garden that has a westerly facing aspect and has all important off street parking with carport to the rear.

The accommodations comprise entrance hall, lounge, kitchen, and utility room. On the first floor there are two double bedrooms and bathroom with a white four-piece suite.

Other notable features include part UPVC double glazed windows and wooden windows, original wooden front door, and gas central heating with back boiler.

Tenure - Freehold

Council Tax Band C

GROUND FLOOR

ENTRANCE HALL

Wooden entrance door with glass inlay to a spacious entrance hall with deep under stairs storage cupboard, radiator, and staircase to the first floor.

LOUNGE - 5.13m (16'10") into bay window x 4.62m (15'2") into alcoves

With radiator, thermostatic heating control and living flame gas fire with back boiler behind.

KITCHEN - 3.07m x 2.7m (10'1" x 8'10")

Fitted with a range of wall, drawer, and floor units with complementary work surface, stainless steel sink, slot in cooker, radiator, tile effect vinyl flooring, electric extractor fan, and barn style door opening to the utility area.

UTILITY AREA

With floor units, work surface, plumbing for washing machine, and side access door to the westerly facing rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

AGENTS REF: - MH/LS/BIL230476/09112023

LANDING

BEDROOM ONE - 4.85m (15'11") x 3.76m (12'4") into alcoves and wardrobes

With radiator and built-in wardrobes.

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BEDROOM TWO - 3.48m (11'5") reducing to 2.8m (9'2") x 3.2m (10'6") reducing to 2.18m (7'2")

With radiator.

BATHROOM

Fitted with a white four-piece suite comprising corner shower cubicle with glass shower doors, electric shower over and tiled splashback, panelled bath, WC, wash hand basin, radiator, airing cupboard housing the tank, and vinyl flooring.

EXTERNALLY

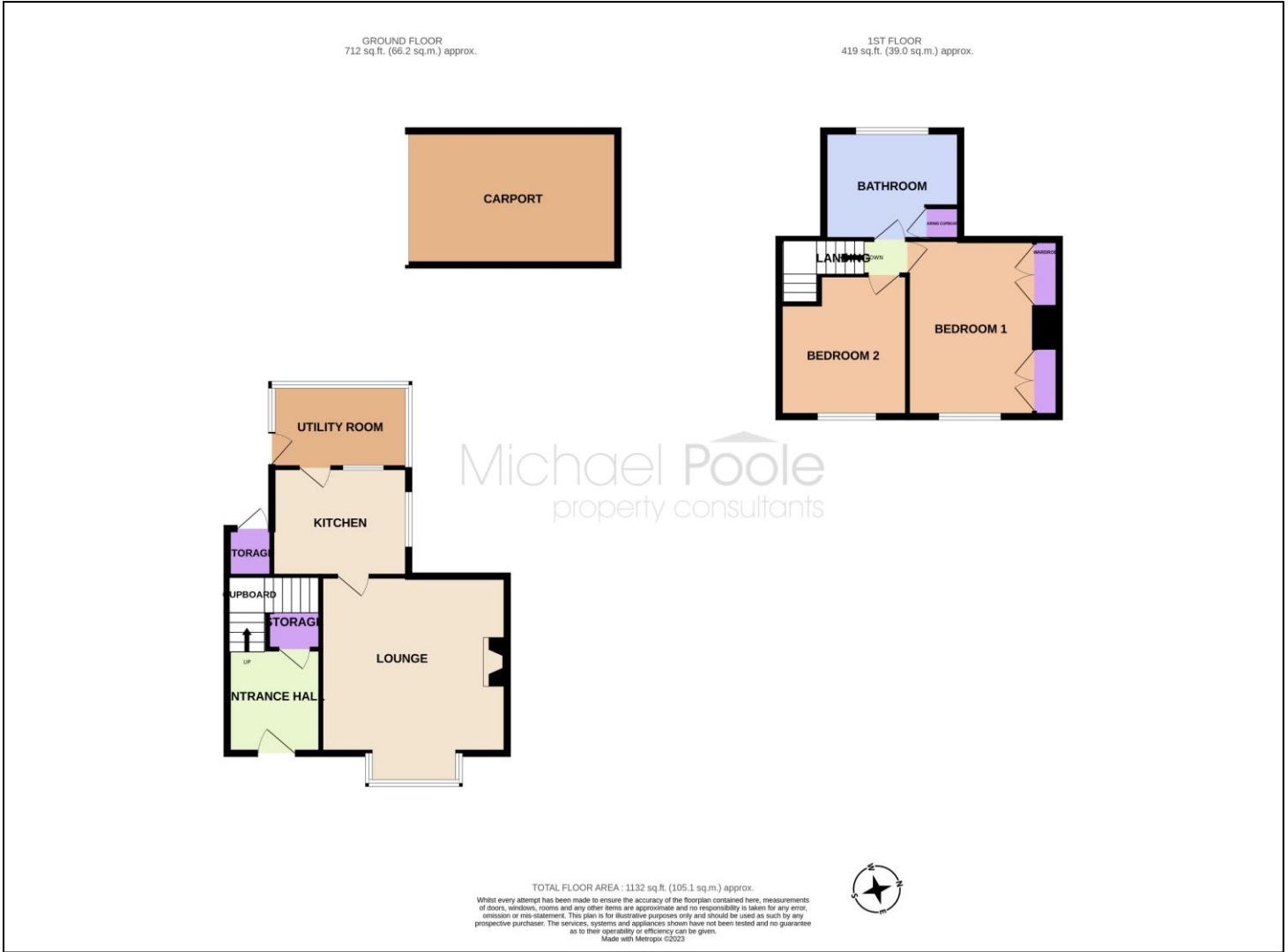
GARDENS & PARKING

To the front there is a concrete garden with small boundary wall and to the rear there is a westerly facing garden with lawn, flagstone patio area, storage shed, and double wooden gates open to a concrete driveway with carport.

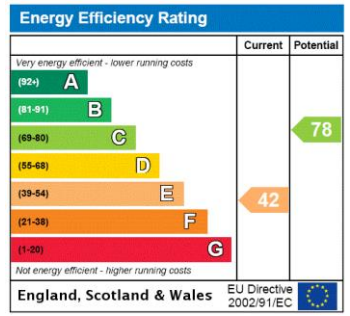


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