

ASTON ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5DF



- ▲ Set in a Cul-De-Sac Position on The Popular Estate of Wolviston Court
- ▲ Extended to Create a Great Size Four Bedroom Detached Family House
- ▲ Shower Room & Family Bathroom
- ▲ Double Width Block Paved Driveway & Integrated Garage with Electric Roller Door

- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing
- ▲ Within Easy Walking Distance of Priors Mill, St Pauls, Northfield Schools & Local Amenities

£265,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This detached house in a cul-de-sac position has been extended to create a sizable four bedroom family size home and is within easy walking distance of Priors Mill, St Pauls, Northfield Schools, and local amenities. It is perfect for just about any size growing family.

Comprising porch, entrance hall, 25ft lounge/dining room, kitchen, lobby, utility cupboard and downstairs WC on the ground floor. The first floor has three double bedrooms, single bedroom, shower room and bathroom. Outside there is a double width block paved driveway leading to an integrated garage with electric roller door and gardens to the front and rear.

Other features include gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE PORCH - With UPVC double glazed entrance door.

HALL - Wooden entrance door with glass inlay, under stairs storage cupboard, radiator, and staircase to the first floor.

LOUNGE/DINER - 7.67m (25'2") x 3.63m (11'11") into alcoves
With two radiators, living flame electric fire in Yorkshire stone surround with oak top and UPVC French doors open to the rear garden.

KITCHEN - 3.6m x 3m (11'10" x 9'10")
Fitted with a range of white wall, drawer, and floor units with complementary marble effect work surface, breakfast bar, sink with mixer tap and drainer, four ring gas hob with tiled splashback and electric extractor fan over, electric integrated oven, integrated fridge, part tiled walls, LED downlights, radiator, and woodgrain effect laminate flooring.

LOBBY - With access to the side aspect.

UTILITY CUPBOARD - With plumbing for washing machine and dryer.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin, WC, part tiled walls and woodgrain effect laminate flooring.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



ASTON ROAD, TS22 5DF

FIRST FLOOR

LANDING - With access to the loft, radiator and two deep storage cupboards.

BEDROOM ONE - 3.89m x 3.58m (12'9" x 11'9")
With radiator and built-in cupboard.

BEDROOM TWO - 3.12m x 3.58m (10'3" x 11'9")
With radiator, storage cupboard and built-in wardrobes.

BEDROOM THREE - 4.62m x 2.41m (15'2" x 7'11")
With radiator and wardrobe.

BEDROOM FOUR - 2.97m (9'9") into recess x 1.9m (6'3")
With radiator and built-in cupboard over the stairs.

SHOWER ROOM - Fitted with a white three-piece suite comprising shower cubicle with glass shower screen and electric shower over, wash hand basin, WC, chrome towel rail, fully tiled walls, vinyl flooring and electric extractor fan.

BATHROOM - Fitted with a white three-piece suite comprising tiled panelled bath with shower over, WC, wash hand basin, chrome towel rail, fully tiled walls, and vinyl flooring.

EXTERNALLY

PARKING & GARAGE - To the front there is a double width block paved driveway leading to an integrated garage with electric roller door, power supply, light, and side access door.

GARDENS - Front garden laid to lawn with Yorkshire stone boundary wall. Side gated access leads to the rear garden mainly laid to lawn with mature flower borders, concrete pathways, tin shed and outside tap.

AGENTS REF: - MH/LS/BIL230483/05122023

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: **01642 955140**



ASTON ROAD, TS22 5DF

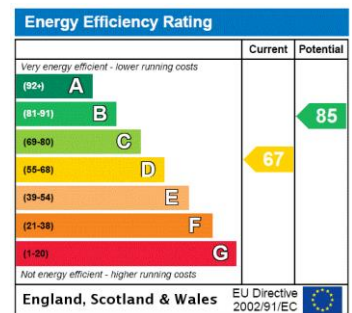


ASTON ROAD, TS22 5DF





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY