

# GROSVENOR ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5HQ



- ▲ Generous Two Bedroom Semi Detached Bungalow
- ▲ Simple Chain Free Sale
- ▲ Southerly Facing Rear Garden
- ▲ Two Double Bedrooms & Shower Room
- ▲ 21ft Lounge/Diner & Kitchen Breakfast Room

- ▲ Perfect Project Home
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Concrete Patterned Driveway & Detached Garage

**£190,000**

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**PUT YOUR STAMP ON THIS!** This sizable two bedroom semi detached bungalow on the popular estate of Wolviston Court. It comes to the market with a simple chain free sale and is perfect for someone looking for a bit of a project.

It has stacks of features that include gas central heating with 'Worcester' combi boiler, UPVC double glazed windows, large loft space that could create some further living space (subject to the correct planning and building regulations) and most fortunately sits on the right side of the road so benefits from a south facing rear garden.

Comprising lobby, hall with access to the full boarded loft split into two areas, 21ft lounge/diner, kitchen breakfast room, two roomy doubles and shower room. Outside there is a large concrete patterned driveway leading to a detached garage and generous rear garden.

### **GROUND FLOOR**

**LOBBY** - Entered via a UPVC double-glazed door with glass inlay.

**HALLWAY** - Entered via a wooden door with glass inlay, radiator, access to the loft.

**LOFT** - Fully boarded and features a window. The loft is split into two areas and is perfect for creating further living space, subject to the correct Planning and Building Regulations.

### **LOUNGE/DINER - 6.58m x 4.06m (21'7" x 13'4")**

Fitted with a Living Flame gas fire with marble surround and hearth, two radiators.

### **BREAKFAST KITCHEN - 3.89m x 3.1m (12'9" x 10'2")**

Fitted with a range of floor wall and drawer units with complimentary wood effect work surfaces, stainless steel sink with drainer, and wall mounted Worcester Combination boiler, free standing cooker, plumbing for a washing machine and UPVC door leads out to the rear garden.

### **BEDROOM 1 - 4.5m (14'9") into recess x 3.63m (11'11")**

Radiator and built-in fitted wardrobes.

### **BEDROOM 2 - 3.89m (12'9") into recess x 3.7m (12'2")**

Radiator and built-in fitted wardrobes.

**SHOWER ROOM** - Fitted with a wet room with walk-in shower and electric shower over, w.c., wash handbasin, radiator, waterproof panel walling, vinyl flooring, electric extractor fan.

**TO VIEW:** Tel: **01642 955140**

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## **EXTERNALLY**

The property sits on a generous plot with a wider than average concrete path and driveway leading up to the SINGLE DETACHED GARAGE with up and over door, power supply and UPVC door leading out into the South facing rear garden with large concrete patterned patio area with raised Yorkshire stone beds with gravelled area, greenhouse, and outside tap.

**AGENTS REF:** - MH/GD/BIL230486

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

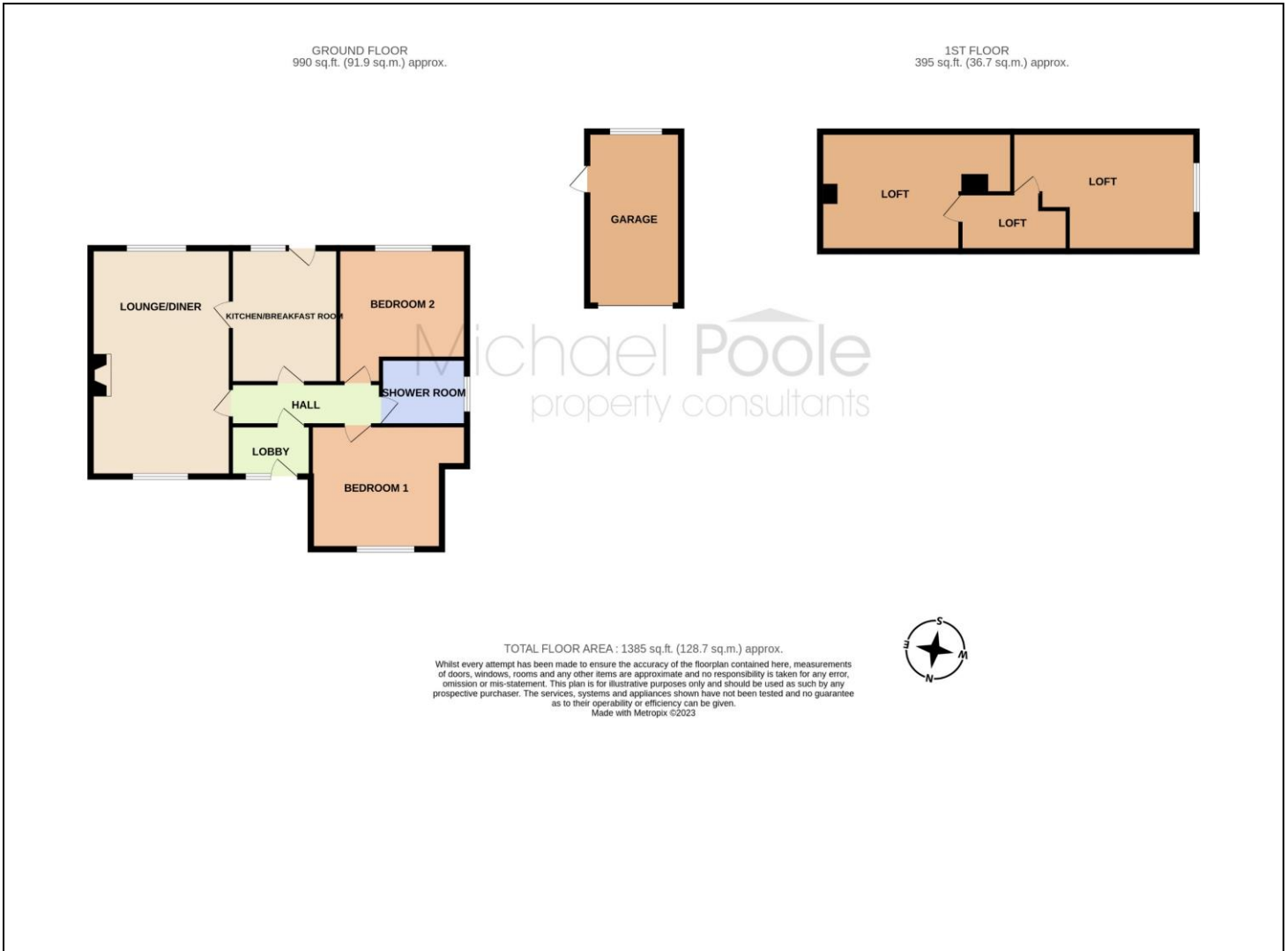
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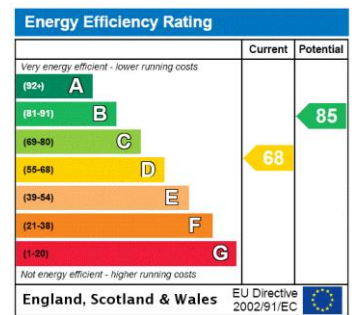


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