

# JUBILEE GROVE, WOLVISTON COURT, BILLINGHAM, TS22 5EJ



- ▲ Three Bedroom Semi Detached Bungalow
- ▲ Chain Free Sale
- ▲ Westerly Facing Rear Garden
- ▲ In Need of Renovation
- ▲ Detached Garage & Concrete Patterned Driveway

- ▲ Lounge, Breakfast Room & Extended Kitchen
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

**£120,000**

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This extended semi-detached bungalow has stacks of potential and is a very simple chain free sale. It features three bedrooms, westerly facing rear garden and a detached garage.

**REAR LOUNGE - 4.04m x 3.94m (13'3" x 12'11")**

**BREAKFAST ROOM - 3.05m x 2.2m (10' x 7'3")**

**GROUND FLOOR**

**KITCHEN - 3.05m x 2.82m (10' x 9'3")**

**ENTRANCE HALL**

**CONSERVATORY - 2.82m x 2.29m (9'3" x 7'6")**

**BEDROOM ONE - 4.47m (14'8") into bay window x 3.9m (12'10")**

**EXTERNALLY**

**BEDROOM TWO - 3.9m x 3.18m (12'10" x 10'5")**

**GARDENS & GARAGE**

**BEDROOM THREE - 2.72m x 2.7m (max) (8'11" x 8'10" (max))**

To the front there is a flagstone garden with a Yorkshire stone boundary wall and a concrete patterned driveway leading to the detached garage with up and over door and power supply. Gated access leads to the westerly facing rear garden with flagstone and block paved patio area, Astro turf, greenhouse and mature shrub and bush borders.

**BATHROOM**

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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**SERVICES**

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

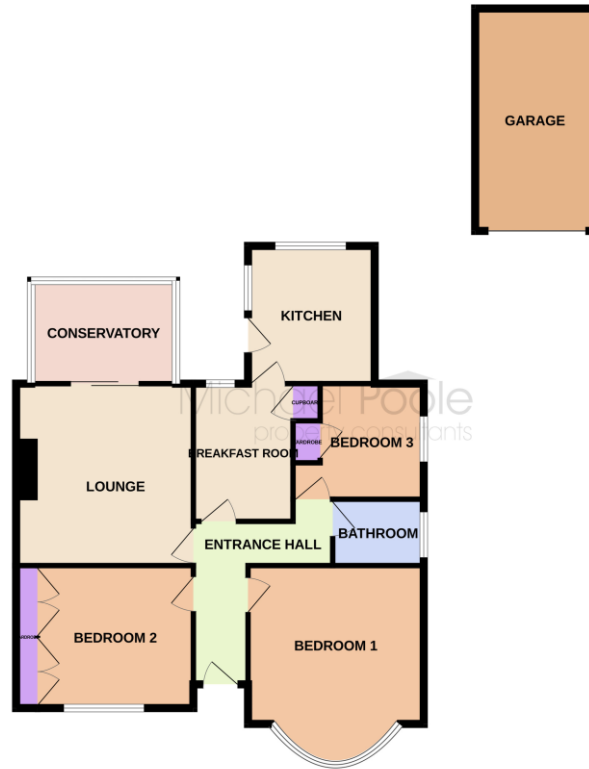
**AGENTS REF:** - MH/LS/BIL230511/04122023

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

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GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix 5/2023



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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