

HIGH STREET, WOLVISTON, BILLINGHAM, TS22 5JX



- ▲ Georgian Four Bedroom Terraced House
- ▲ Renovated to a High Standard
- ▲ Wolviston Village Location
- ▲ Generous 0.22 of an Acre Plot
- ▲ Large Rear Garden, Outbuildings, Double Detached Garage & Driveway

- ▲ Three Reception Rooms & Conservatory
- ▲ Stunning Kitchen with a Range of Modern Units
- ▲ Period Character Features

£475,000

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Set in the heart of Wolviston Village. This hugely impressive Georgian spacious four-bedroom terraced property has been sympathetically renovated by the current owners to create a fabulous modern family home with period features.

Set on just under ¼ of an acre. It features a large rear garden allowing the owner to enjoy the sun (when it's out), four generous brick-built outbuildings and off-street parking on the driveway leading to the double detached garage.

Comprising vestibule, hall, front sitting room, dining room, kitchen with a range of modern units, rear lounge and conservatory. The first floor has a landing, three large double bedrooms, roomy single and bathroom with modern white suite. Outside there is a rear concrete patterned courtyard with access to the outbuildings and generous lawned garden that is not directly overlooked to the rear.

Other features include wooden sash windows to the front, UPVC double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL - Entered by a solid wooden door with glass inlay to the

VESTIBULE - With pictorial tiled floor.

HALL - With radiator and stairs to the first floor.

SITTING ROOM - 4.32m x 4m (14'2" x 13'1") into alcove
Features radiator, panelled walls, and bay window.

DINING ROOM - 4.32m (14'2") in to bay window x 4.1m (13'5") into alcove

Cast iron open fireplace with pictorial hearth in granite surround, wood grain effect laminate flooring, panelled walls, and radiator.

KITCHEN - 4.1m x 3.15m (13'5" x 10'4")

Fitted with range of modern shaker design grey floor, wall and drawer units with complimentary granite effect work surface, four ring induction hob with tiled splashback, and electric extractor fan over, two integrated double ovens and microwave oven, integrated fridge and freezer, dishwasher and washing machine, LED downlights, wood grain effect laminate flooring and breakfast bar.

LOUNGE - 4.11m (13'6") into alcove x 3.66m (12')

Full height vertical radiator, and UPVC French doors leading down to the rear courtyard.

TO VIEW: Tel: 01642 955140

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CONSERVATORY - 2.74m x 2.87m (9' x 9'5")

UPVC doors leading out to the rear courtyard.

FIRST FLOOR

LANDING - With access into the loft, panelled walls.

BEDROOM 1 – 5m (16'5") into alcove x 3.66m (12')

Cast iron feature fireplace, and radiator.

BEDROOM 2 - 4.1m (13'5") into alcove x 3.66m (12')

Radiator and built-in storage cupboard.

BEDROOM 3 - 4.11m x 3.12m (13'6" x 10'3")

Radiator.

BEDROOM 4 - 4.11m (13'6") x 2.41m (7'11") into alcove

Radiator.

BATHROOM

Fitted with an ultra-modern three-piece suite with panel bath with shower over, drench shower head, glass shower screen, vanity sink unit, wash hand basin, water fall mixer tap, w.c., towel rail, wood grain effect laminate flooring, part tiled walls and panelled walls.

EXTERNAL

The property sits on a generous plot and features a rear courtyard with concrete patterned patio area with access to the four brick built out buildings and two further brick built storage units. There is a long drive to the side of the property leading to the Detached Double Garage with up and over doors and access to the garden with a large grassed lawned area with flagged stone pathway leading to a rear patio area with summerhouse and outside tap.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

Known Rights of Way

AGENTS REF: - MH/GD/BIL230518/19012024

Council Tax Band: D

Tenure: Freehold

TO VIEW: Contact our Billingham office on

Tel: 01642 955140

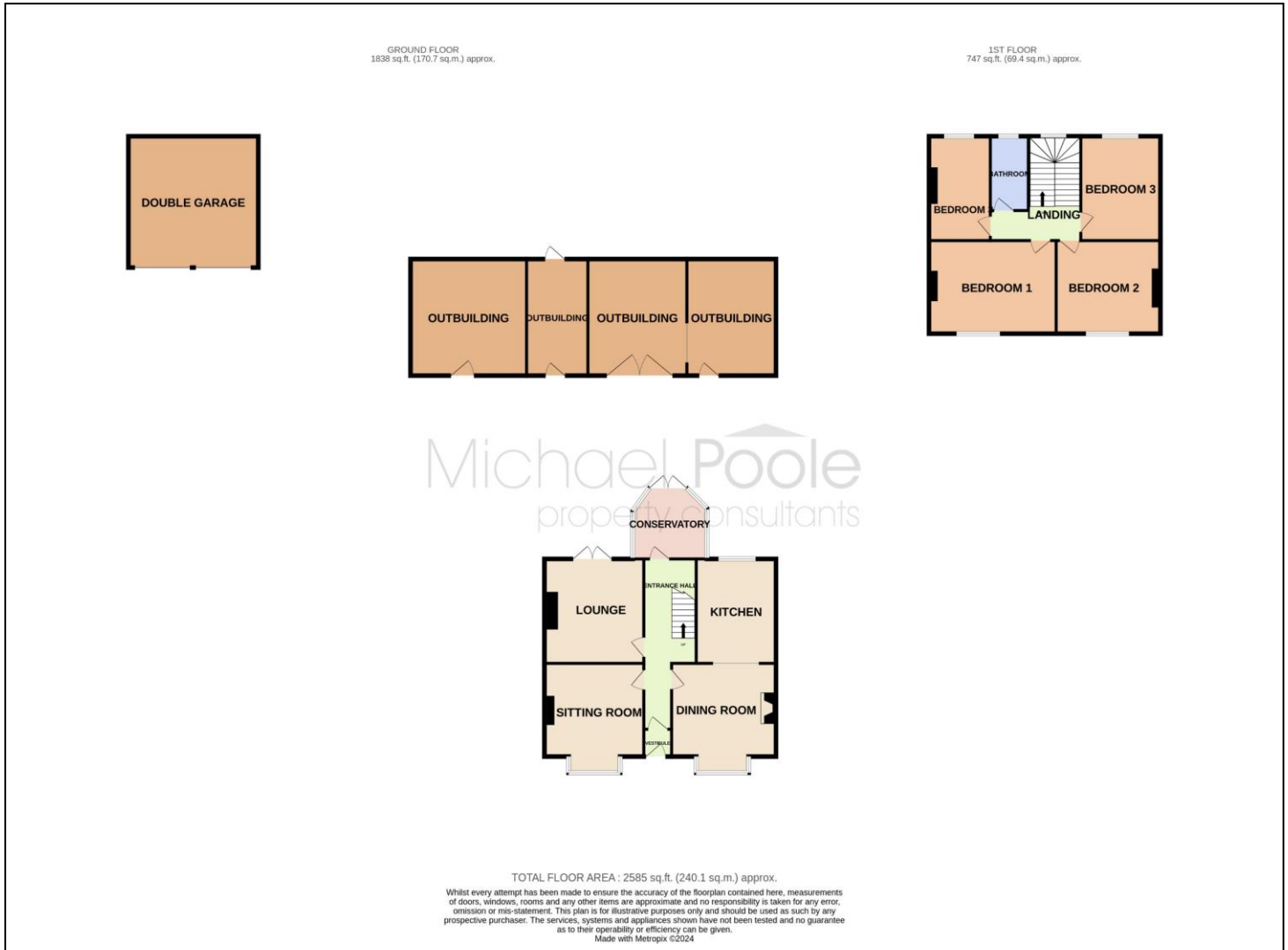


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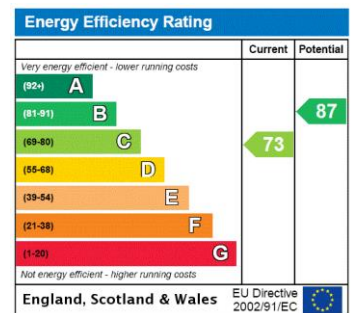


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