

MATLOCK GARDENS, WOLVISTON COURT, BILLINGHAM, TS22 5JN



- ▲ Offered to The Market with a Chain Free Sale
- ▲ Three Bedroom Semi Detached House
- ▲ Wolviston Court Location
- ▲ Perfect if You Are Looking for a Project
- ▲ Rear Downstair Extension
- ▲ Gas Central Heating
- ▲ Detached Garage, Driveway, Front & Rear Gardens
- ▲ UPVC Double Glazing

£135,000

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With some tender care and refurbishment this nicely cared for CHAIN FREE extended three bedroom house has everything you need to create a lovely home. Featuring two reception rooms, gas central heating, UPVC double glazing and detached garage.

Comprising entrance hall, front lounge, extended dining room and breakfast kitchen on the ground floor. The first floor has two double bedrooms, roomy single, bathroom and separate WC. Outside there are gardens to the front and rear with off street parking on the driveway.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door with glass inlay, radiator, and staircase to the first floor.

LOUNGE - 5.38m (17'8") (max) x 3.76m (12'4") (max)

With radiator, bay window, living flame electric fire in Yorkshire stone surround and wood sliding doors with glass inlay open to ...

DINING ROOM - 5.05m (16'7") reducing to 2.5m (8'2") x 3.23m (10'7") reducing to 2.97m (9'9")

An extension to the property creating some extra ground floor living space and featuring a radiator and UPVC French doors to the rear garden.

KITCHEN AREA - 2.13m x 2.34m (7' x 7'8")

Fitted with a range of wood floor and drawer units with complementary marble effect work surface, stainless steel sink with mixer tap over, slot in cooker, plumbing for washing machine, part tiled walls and vinyl flooring.

BREAKFAST ROOM - 3.48m x 2.34m (11'5" x 7'8")

Fitted with a range of white wall, drawer, and floor units with complementary wood effect work surface, space for breakfast table, under stairs storage cupboard and UPVC door to the side aspect.

FIRST FLOOR

LANDING

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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BEDROOM ONE - 4.06m x 3.28m (13'4" x 10'9")

With radiator and built-in wardrobes.

BEDROOM TWO - 3.18m x 3.28m (10'5" x 10'9")

With radiator and built-in wardrobes.

BEDROOM THREE - 2.77m x 2.29m (9'1" x 7'6")

With radiator and built-in over stairs storage cupboard.

BATHROOM

Fitted with a two-piece suite comprising vanity sink unit, panelled bath with mixer tap, fully tiled walls and access to the loft.

SEPARATE WC

With part tiled walls.

EXTERNALLY

GARDENS & GARAGE

To the front there is a block paved driveway with raised flowerbeds and access to the detached garage with up and over door, power supply and light. Gated access leads to the rear garden with flagstone patio area, lawn, and mature bush borders.

AGENTS REF: - MH/LS/BIL230546/05022024

Council Tax Band: B **Tenure:** Freehold

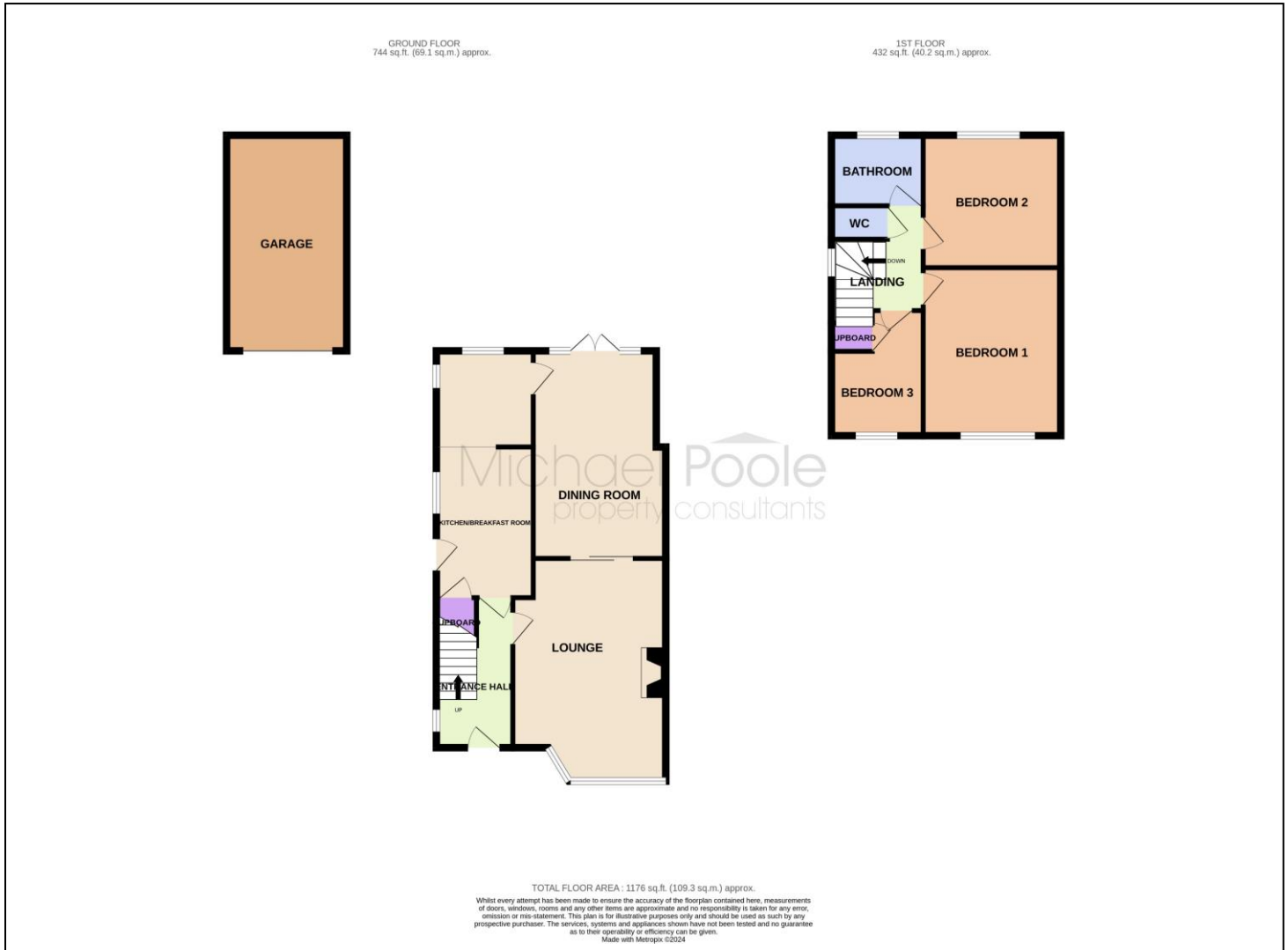
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Tel: **01642 955140**

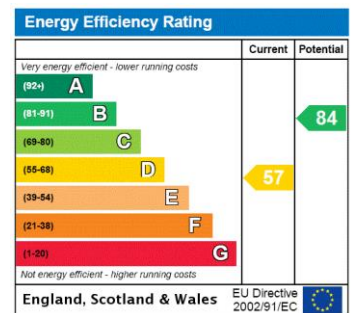


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