

BELMONT AVENUE, WOLVISTON COURT, BILLINGHAM, TS22 5HF



- ▲ This Is a Fab Family Size House Semi Detached House
- ▲ Over 1,200 Sq. Ft of Living Accommodation
- ▲ A Chain Free Sale
- ▲ Four Bedroom Semi Detached House
- ▲ Modern Kitchen & Bathroom

- ▲ Lovely Large 26ft Through Lounge/Dining Room & Family Room
- ▲ Within Easy Walking Distance to Priors Mill & St Pauls Primary Schools
- ▲ Westerly Facing Rear Garden, & Driveway
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£185,000

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This is a fabulous family size semi-detached house with a westerly facing rear garden that has over 1,200 square feet of living accommodation which represents great value, especially when you consider the TS22 location.

Modern and stylishly presented, the ground floor has a lovely large 26ft through lounge/dining room, kitchen with a range of modern units and family room on the ground floor. Upstairs all three bedrooms are roomy doubles, there's a family bathroom and roomy single bedroom. We reckon there's also potential to extend up into the loft space to create extra rooms, but this would be subject to the usual planning permissions and regulations of course. Outside, the rear garden faces west so you get the summer sun on an afternoon and evening at the back of the house. There's two brick-built storage sheds and driveway to the front.

Other features include a simple CHAIN FREE sale, gas central heating with combi boiler and UPVC double glazing with composite front door.

GROUND FLOOR

ENTRANCE HALL - Smart composite entrance door with glass inlay, under stairs storage cupboard, mosaic tile effect vinyl flooring, and radiator.

LOUNGE/DINER - 7.92m x 3.58m (26' x 11'9")

With two radiators, bay window and living flame electric fire in sandstone effect surround.

FAMILY ROOM - 3.3m x 2.6m (10'10" x 8'6")

With radiator.

KITCHEN - 3.78m x 3.78m (12'5" x 12'5")

Fitted with a range of modern wall, drawer, and floor units with complementary marble effect work surface, slot in cooker with tiled splashback, plumbing for washing machine, stainless steel sink with mixer tap and drainer, subway tiled walls, woodgrain effect laminate flooring, composite door to the rear garden and staircase to the first floor.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING

BEDROOM ONE - 4.3m x 3.6m (14'1" x 11'10")
With radiator and built-in wardrobe.

BEDROOM TWO - 3.6m x 3.6m (11'10" x 11'10")
With radiator.

BEDROOM THREE - 3.5m x 3.38m (11'6" x 11'1")
With radiator.

BEDROOM FOUR - 3.5m x 1.88m (11'6" x 6'2")
With radiator.

BATHROOM - Fitted with a modern white three-piece suite comprising panelled bath with glass shower screen, shower over and mixer tap, wash hand basin, WC, fully tiled walls, woodgrain effect vinyl flooring, radiator and access to the loft.

EXTERNALLY

GARDENS & PARKING - To the front there is a walled boundary frontage with wrought iron gate opening to a concrete driveway and a lawned garden with hedge. Secure side gated access leads to the westerly facing rear garden with flagstone patio area, lawn, and two brick built storage sheds.

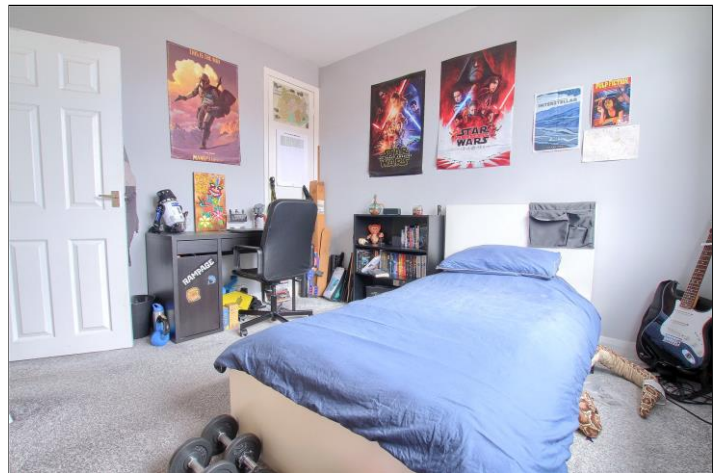
AGENTS REF: - MH/LS/BIL240018/31012024

Council Tax Band: TBC **Tenure:** Freehold

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Tel: **01642 955140**

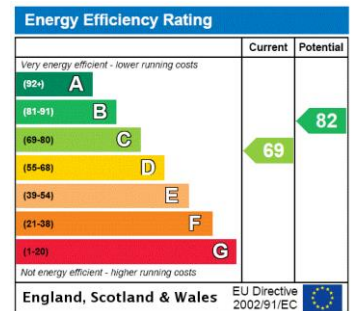


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