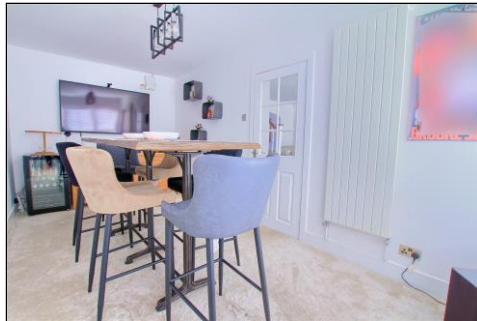


# MILLAIS GROVE, WOLVISTON GRANGE, BILLINGHAM, TS23 3WL



- ▲ Modern Style Barratt Built Detached House
- ▲ Pleasant Cul-De-Sac on Popular Wolviston Grange Estate
- ▲ Good Size North/Westerly Facing Rear Garden

- ▲ Garage & Triple Width Driveway
- ▲ Three Reception Room
- ▲ Kitchen with Modern Units
- ▲ Utility Room & Downstairs WC
- ▲ UPVC Double Glazing & Gas Central Heating

**£280,000**

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This fabulous modern style Barratt built detached house in a small, pleasant cul-de-sac has plenty to offer a growing family and features four generous bedrooms, three reception rooms, two bath/shower rooms, triple width driveway and garage.

The property comprises entrance hall, front lounge with multi stove burner, dining room, kitchen with a range of modern white units, useful utility room, downstairs cloakroom and the former garage has been converted into another living space for the family to enjoy. The first floor has four good size bedrooms with the master having a newly fitted en-suite and family bathroom. Outside the rear garden features a raised decked area to enjoy the north/westerly facing aspect and evening sun (when the sun is out that is).

Other features include gas central heating and UPVC double glazing.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Composite wooden entrance door with glass inlay and alarm system control.

#### **LOUNGE - 4.72m x 4.11m (15'6" x 13'6")**

With radiator, bay window, staircase to the first floor and multi stove burner with slate tiled surround and hearth.

#### **DINING ROOM - 2.84m x 2.34m (9'4" x 7'8")**

With radiator and UPVC doors opening to the rear garden.

#### **KITCHEN - 2.84m x 2.87m (9'4" x 9'5")**

Fitted with a range of modern high gloss floor and drawer units with complementary marble effect work surface, four ring gas hob with tiled splashback and electric extractor fan over, integrated electric oven, space for under counter fridge and freezer, radiator, and woodgrain effect laminate flooring.

#### **UTILITY ROOM - 1.63m x 1.45m (5'4" x 4'9")**

With marble effect worktop, tiled splashback, plumbing for washing machine and dryer, alarm system control, radiator, wall mounted Worcester gas boiler, woodgrain effect laminate flooring, and a composite wooden door with glass inlay opens to the side aspect.

**CLOAKROOM/WC** - With WC, vanity unit with wash hand basin and tiled splashback, and radiator.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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# MILLAIS GROVE, TS23 3WL

## **SITTING ROOM - 4.98m x 2.5m (16'4" x 8'2")**

Previously the garage and now creating some extra living space with radiator.

## **FIRST FLOOR**

**LANDING** - With access to the loft.

## **BEDROOM ONE - 4.06m x 3.1m (13'4" x 10'2")**

With radiator and built-in wardrobes.

**EN-SUITE** - Recently fitted modern three-piece suite comprising double walk-in shower with drench showerhead over and tiled splashback, vanity unit with wash hand basin and mixer tap, WC, and woodgrain effect laminate flooring.

## **BEDROOM TWO - 3.6m x 2.67m (11'10" x 8'9")**

With radiator.

## **BEDROOM THREE - 2.57m x 2.64m (8'5" x 8'8")**

With radiator.

## **BEDROOM FOUR - 2.84m x 2.06m (9'4" x 6'9")**

With radiator.

**BATHROOM** - White suite comprising panelled bath with shower over and mixer tap, vanity unit with wash hand basin and mixer tap, WC, chrome towel radiator, and tiled walls and floor.

## **EXTERNALLY**

**GARDENS** - To the front there is a lawned garden with side gated access leading to the north westerly facing rear garden with raised timber decked area, lawn, outside tap, outside power and storage shed.

**GARAGE** - A triple width flagstone driveway leads to the garage with up and over door, power supply and light.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - MH/LS/BIL240061/28022024

**Council Tax Band:** D      **Tenure:** Freehold

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Tel: **01642 955140**





MILLAIS GROVE, TS23 3WL



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**2 Millais Grove**

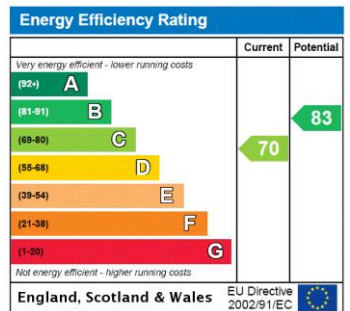


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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