

QUEENS DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5JJ



- ▲ A Well Cared For & Looked After Semi Detached House
- ▲ Always Popular Wolviston Court Location
- ▲ Two Bedrooms, Lounge & Kitchen

- ▲ Westerly Facing Rear Garden with Outbuildings
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

£115,000

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Having been very well cared for over the years, this Wolviston Court two-bedroom semi-detached house now just needs the next owners to come along and add their own stamp. Yes, some improvement and modernisation is required in places but the end result will be well worth it.

As well as having the advantage of no onward chain and a sensible price tag, it features updated UPVC double glazing, updated central heating with a combi boiler, outbuildings, and a westerly facing rear garden.

Comprising entrance hall, lounge, kitchen, lobby, and WC. The first floor two bedrooms and shower room.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door and staircase to the first floor.

LOUNGE - 4.17m (13'8") reducing to 3.84m (12'7") x 3.63m (11'11") reducing to 2.6m (8'6")
With radiator.

KITCHEN - 4.1m (max) x 2.5m (13'5" (max) x 8'2")

Fitted with a range of wood wall, drawer, and floor units with complementary marble effect work surface and breakfast bar, stainless steel sink with drainer, tile effect vinyl flooring, radiator, wall mounted Baxi combination boiler and UPVC door to the rear westerly facing garden.

LOBBY - With under stairs cupboard.

GROUND FLOOR WC - With WC.

FIRST FLOOR

LANDING -

BEDROOM ONE - 5.1m (16'9") into alcove reducing to 4.22 (13'10") x 3.1m (10'2") reducing to 1.88m (6'2")
With radiator.

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BEDROOM TWO - 3.07m (10'1") (max) x 2.92m (9'7") (max)
With radiator and built-in wardrobe.

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

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SHOWER ROOM - White three-piece suite comprising shower cubicle with glass shower door, wash hand basin with mixer tap, WC, part tiled walls, and tile effect vinyl flooring.

EXTERNALLY

PARKING & GARDEN - To the front there is a brick wall boundary and a concrete driveway. Side gated access leads to the rear westerly facing garden with flagstone patio, brick built outbuilding and outside tap.

BRICK BUILT OUTBUILDING - 4.93m x 2.2m (16'2" x 7'3")
With power and light.

AGENTS REF: - MH/LS/BIL240069/19022024



UNFINISHED FLOOR
470 sq ft (43.7 sq m) approx

OUTBUILDING

1ST FLOOR
338 sq ft (31.1 sq m) approx

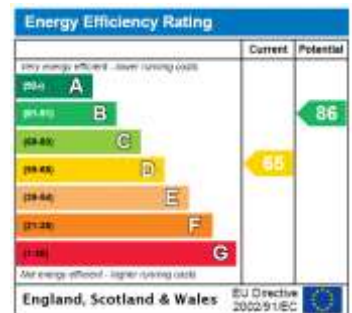
BEDROOM 2
LANDING
SHOWER ROOM
BEDROOM 1

KITCHEN
WC
LOBBY
LOUNGE
ENTRANCE HALL

TOTAL FLOOR AREA: 808 sq ft (74.8 sq m) approx

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