

# WILMIRE ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5EN



- ▲ An Attractively Priced Semi-Detached Bungalow with Two Double Bedrooms
- ▲ Very Pleasantly Positioned with a South Facing Rear Garden
- ▲ Central Heating with a Baxi Combi Boiler
- ▲ Smart Modern Wet Room

- ▲ Offered To the Market with A Chain Free Sale
- ▲ Kitchen & Breakfast Room
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Garage with Electric Remote Controlled Door & Driveway

**£162,500**

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This is a wonderful example of a CHAIN FREE semi-detached bungalow with two double bedrooms on a popular road in Wolviston Court. In need of a little TLC but with an attractive price it is definitely worth a moment of your time.

The property comprises entrance porch, entrance hall, lounge with a modern flame effect electric fire, kitchen, extended breakfast room, two double bedrooms and a super smart modern wet room. Outside, there are neat, well-kept gardens at the front and rear and most fortunately it has a south facing aspect to the rear.

Other nice features include UPVC double glazed windows and exterior doors, central heating with a Baxi combi boiler, garage with an electric remote-controlled door and driveway.

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

**TO VIEW:** Tel: 01642 955140  
10 Town Square, Billingham, TS23 2LY

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## GROUND FLOOR

**ENTRANCE PORCH** - With UPVC sliding entrance door.

**ENTRANCE HALL** - Wooden entrance door with glass inlay to a spacious entrance hall with access to the large loft space via drop down ladder with potential to create further living space (subject to planning and building regs) and storage cupboard.

**BEDROOM ONE** - 4.14m (13'7") into bay window x 3.53m (11'7")  
With radiator and built-in wardrobes.

**BEDROOM TWO** - 4.14m (13'7") into bay window x 3.63m (11'11")  
With radiator and built-in wardrobes.

**LOUNGE** - 4.5m x 3.53m (14'9" x 11'7")  
With radiator and living flame gas fire in wood surround with marble hearth.



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### **KITCHEN - 4.75m x 2.5m (15'7" x 8'2")**

Fitted with a range of wood wall, drawer, and floor units with complementary wood effect work surface, four ring gas hob, integrated electric oven, and grill, plumbing for washing machine and dishwasher, radiator, wall mounted Baxi DuoTec combination boiler and access to the breakfast room.

### **BREAKFAST ROOM - 2.46m x 2.5m (8'1" x 8'2")**

A lovely addition to the property creating some extra living space and featuring woodgrain effect laminate flooring, radiator and French doors open to the south facing rear garden.

**WET ROOM** - A modern wet room with three-piece suite comprising vanity unit with wash hand basin and mixer tap, WC, wet room shower, chrome towel rail, tiled walls, vinyl flooring and electric extractor fan.

### **EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is a brick boundary wall and a block paved driveway leading to the garage with electric roller door, power supply and light. Side gated access leads to the southerly facing low maintenance rear garden with large block paved patio area, gravelled area, a mixture of flower and bush borders, timber shed and outside tap.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**C**

**AGENTS REF:** - MH/LS/BIL240085/12032024

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



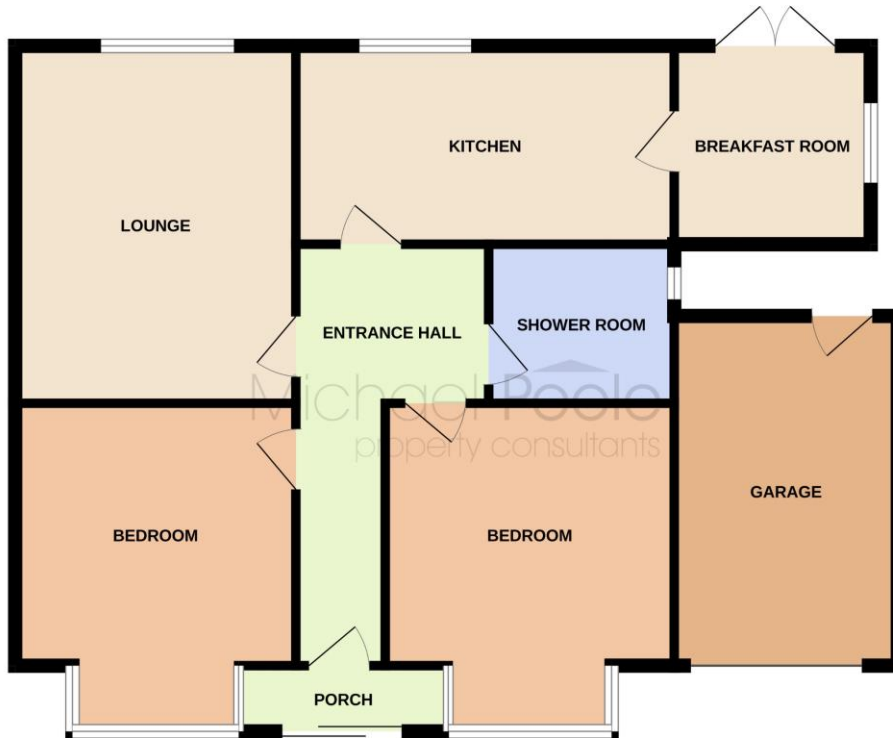
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A photograph of the Michael Poole property consultants storefront at night. The store has large glass windows displaying property listings and a blue illuminated sign above the entrance.

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**before** you can buy?

Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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