

# BURNISTON DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5DD



- ▲ A Very Nicely Positioned CHAIN FREE 'Moore & Cartwright' Built Four Bedroom Semi Detached House
- ▲ Popular Wolviston Court Location, Easy Walking Distance of Priors Mill & St Pauls Primary Schools
- ▲ Corner Plot Position with South/Westerly Facing Side & Rear Garden
- ▲ Double Driveway Leading to Double Detached Garage
- ▲ UPVC Double Glazing & Gas Central Heating with Worcester Combi
- ▲ 20ft Breakfast Kitchen & 24ft Lounge/Diner

**£210,000**

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This CHAIN FREE 'Moore & Cartwright' built semi-detached house is perfect for a growing family and is nicely positioned on the always popular Wolviston Court estate.

Set on a corner plot with a south and west facing rear and side garden. It has been extended downstairs to create the fourth bedroom with modern en-suite wet room and would be perfect for an older family member or teenager.

Well-presented and cared for, the accommodation comprises entrance hall, 24ft through lounge/dining room, 20ft breakfast kitchen and four bedroom/sitting room with en-suite on the ground floor. The first floor has three bedrooms and stunning family bathroom with a modern three-piece suite.

Other features worthy of a mention include UPVC double glazing, detached double garage, central heating with a combi boiler and double width driveway.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC double glazed entrance door, radiator, staircase to the first floor, and under stairs storage cupboard.

**LOUNGE DINER** - 7.54m (24'9") reducing to 4.85m (15'11") x 3.48m (11'5") reducing to 2.7m (8'10")

With two radiators and living flame electric fire in Yorkshire stone surround.

**BREAKFAST KITCHEN** - 6.27m x 2.57m (20'7" x 8'5")

Fitted with a range of wood wall, drawer, and floor units with complementary marble effect work surface, five ring gas hob with tiled splashback and electric extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated Hotpoint electric oven and grill and integrated fridge and freezer. Tiled flooring, radiator, UPVC door to the side and UPVC sliding door opening to the westerly facing rear garden.

**BEDROOM FOUR** - 3.8m (12'6") into recess x 3.35m (11')

Extended to the rear to create an extra bedroom or sitting area with radiator. This room would be perfect for an older relative or teenager.

**EN-SUITE WET ROOM** - Walk-in wet room with electric shower, vanity unit with wash hand basin and mixer tap, WC, and fully tiled walls.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## FIRST FLOOR

**LANDING** - With access to the loft and airing cupboard housing the Worcester Bosch combination boiler.

**BEDROOM ONE - 4.11m (13'6") x 3.38m (11'1") into recess and wardrobes**

With radiator and built-in wardrobes.

**BEDROOM TWO - 3.4m (11'2") into recess x 3.35m (11') into wardrobes**

With radiator, built-in wardrobes and vanity sink unit.

**BEDROOM THREE - 2.6m (max) x 2.03m (8'6" (max) x 6'8")**

With radiator and cupboard built over the stairs.

**BATHROOM** - White suite comprising panelled bath with shower over and screen, wash hand basin, WC and tiled walls and floor.

## EXTERNALLY

**GARDENS** - Externally the property sits on a corner plot with a pedestrianised front entrance featuring a Yorkshire stone boundary wall and flagstone pathway. A wrought iron gate to the side leads to the side garden with a southerly facing aspect and featuring a large Indian flagstone patio area, lawn, and mature bush gravelled borders. The rear aspect has a westerly aspect with lawn, gravelled border, and outside tap.

**DETACHED DOUBLE GARAGE - 5.26m x 5.4m (17'3" x 17'9")**

A double width concrete driveway leads to a double detached garage with two up and over doors, power supply, light and access door to the rear garden.

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/BIL240088/12032024

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

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

Tel: **01642 955140**

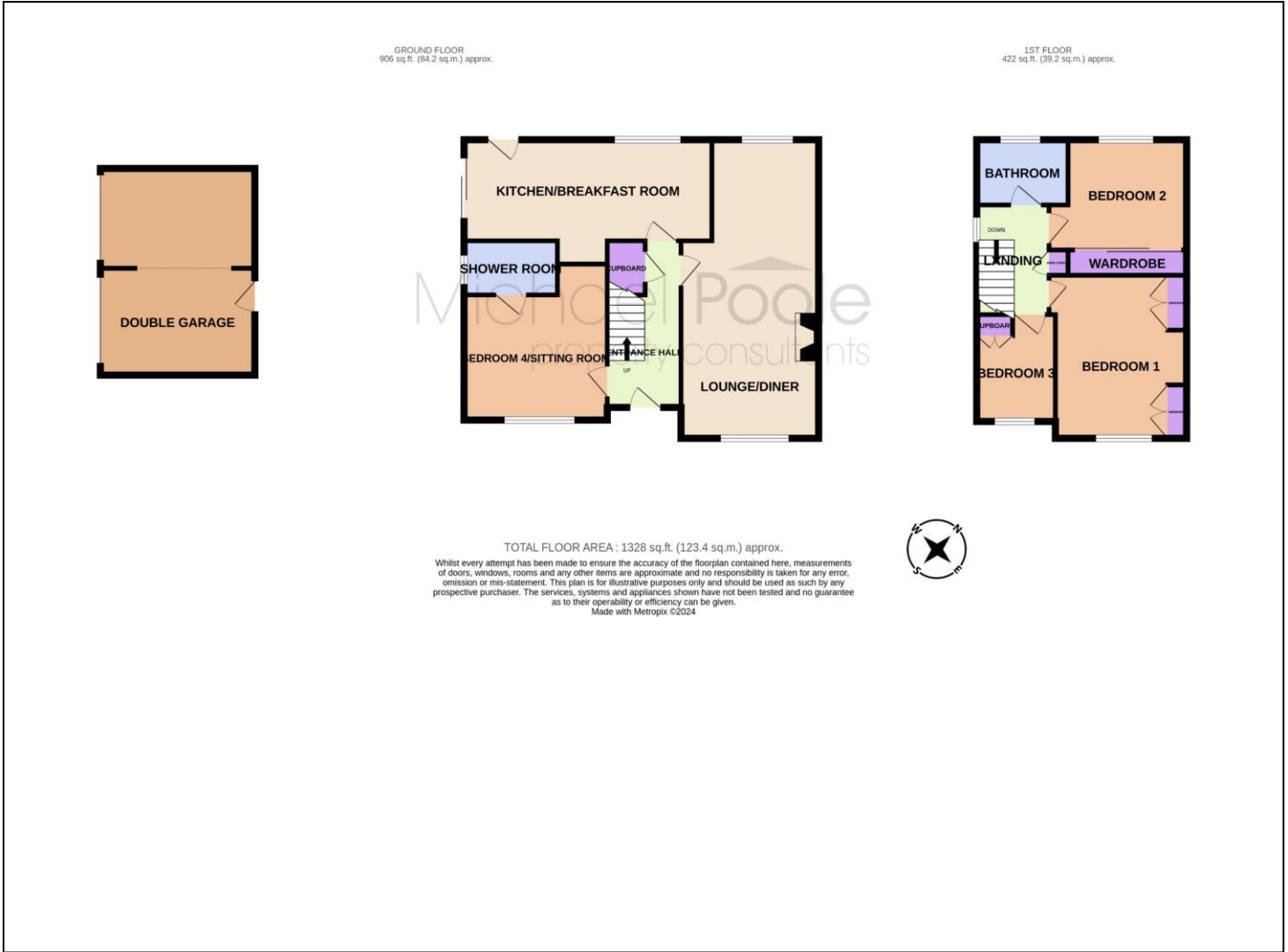


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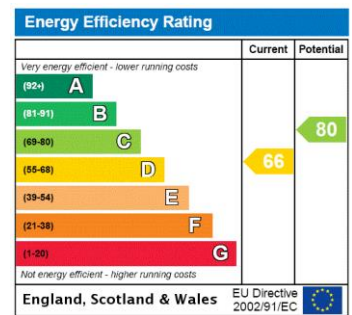


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