

# BROUGHTON ROAD, WOLVISTON COURT, BILLINGHAM, TS22 5AX



- ▲ 'Moore & Cartwright' Built Semi Detached Bungalow with Two Bedrooms
- ▲ Offered to The Market Chain Free

- ▲ Lounge & Breakfast Kitchen
- ▲ Driveway & Detached Garage
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

**£175,000**

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This 'Moore & Cartwright' built semi-detached bungalow with NO CHAIN is in the popular estate of Wolviston Court.

The accommodation comprises entrance hall, lounge, breakfast kitchen, two double bedrooms and shower room with white suite. Outside, there are gardens to the front and rear, as well as a good size detached garage and driveway.

Other features include UPVC double glazing and central heating with a combi boiler.

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

Tenure - Freehold

Council Tax Band C

## GROUND FLOOR

### **ENTRANCE HALL**

With UPVC double glazed entrance door and meter cupboard.

### **LOUNGE - 4.57m x 3.3m (15' x 10'10")**

Radiator and living flame electric fire with marble surround and hearth.

### **KITCHEN BREAKFAST ROOM - 3.3m (10'10") reducing to 2.06m (6'9") x 3.3m (10'10") reducing to 2.1m (6'11")**

Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, four ring electric hob with tiled splashback and electric oven. Sink with mixer tap over, space for under counter fridge and freezer, plumbing for a washing machine and UPVC door opening to the side aspect.

### **INNER HALL**

With access to the loft which houses the combination boiler.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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**BEDROOM ONE - 3.58m x 3.3m (11'9" x 10'10")**

With radiator.

**BEDROOM TWO - 3.3m (10'10") reducing to 2.26m (7'5") x 3.25m (10'8") reducing to 2.7m (8'10")**

With radiator.

**SHOWER ROOM**

Fitted with a white three-piece suite comprising vanity unit with wash hand basin, WC, and shower cubicle. Tiled walls, radiator, and vinyl floor.

**AGENTS REF:** - MH/LS/BIL240090/19032024

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

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Tel: **01642 955140**

**EXTERNALLY**

**GARDENS**

Lawned front garden with gravelled border. Side access to rear garden with lawn, a flagstone patio area and brick built potting shed.

**GARAGE - 4.65m x 2.4m (15'3" x 7'10")**

A concrete driveway leads to a single detached garage with up and over door, light, power supply and UPVC door opening to the garden.



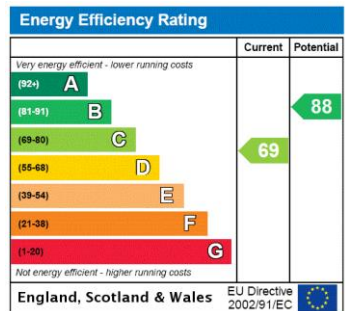
GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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. Made with Metropix 02024.

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