

RUDSTON AVENUE, WOLVISTON COURT, BILLINGHAM, TS22 5BW



- ▲ This Extended 'Moore & Cartwright' Built Semi Detached House Has Plenty of Space for Just About Any Size Family
- ▲ Great Location & Within Easy Walking Distance of Priors Mill, St Pauls & Northfield Schools
- ▲ 25ft Lounge/Dining Room & Four Double Bedrooms

- ▲ Integral Garage with Roller Door & Driveway
- ▲ Extended Breakfast Kitchen
- ▲ UPVC Double Glazing & Central Heating with Combi Boiler

£230,000

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This 'Moore & Cartwright' built semi-detached house has been extended to create plenty of space for just about any size family.

The well planned living space is really comfortable and comprises; entrance hall, 25ft lounge/diner and extended kitchen/breakfast room with access into the integrated garage. The first floor has four roomy double bedrooms and family bathroom with a modern white suite. Outside there are front and rear gardens and driveway with integrated garage.

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

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with glass inlay, radiator, coconut matt and staircase to the first floor.

LOUNGE/DINER - 7.75m (25'5") reducing to 4.45m (14'7") x 3.63m (11'11") reducing to 2.62m (8'7")

With two radiators, living flame log burner effect fire in feature surround with marble hearth and UPVC French doors open to the rear garden.

BREAKFAST KITCHEN - 6.07m x 4.37m (max) (19'11" x 14'4" (max))

Fitted with a range of pine effect wall, drawer, and floor units with complementary marble effect work surface, integrated fridge and freezer, electric oven, grill and microwave, four ring electric hob with tiled splashback and brushed steel electric extractor fan over, plumbing for dishwasher, tile floor, tile effect vinyl flooring in the breakfast room, radiator, internal access to the garage and under stairs storage cupboard.

FIRST FLOOR

LANDING

With access to the loft and airing cupboard housing the Vaillant combi boiler.

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BEDROOM ONE - 5.56m (18'3") (max) x 3.38m (11'1") into wardrobes (max)

Built-in wardrobes with mirror sliding doors, over stairs storage cupboard and two radiators.

BEDROOM TWO - 3.73m (12'3") into recess x 4.32m (14'2")

With radiator.

BEDROOM THREE - 4.06m x 2.9m (13'4" x 9'6")

With radiator and access to the second loft.

BEDROOM FOUR - 3.73m (12'3") into recess (max) x 3.63m (11'11")

With radiator.

BATHROOM

Fitted with a modern white three-piece suite comprising waterproof panelled bath with shower over and mixer tap, vanity sink unit with wash hand basin and mixer tap, WC, waterproof panelled walling, chrome towel rail and woodgrain effect laminate flooring.

EXTERNALLY

GARDENS & PARKING

To the front there is a Yorkshire brick boundary wall, lawned garden and a concrete driveway. To the rear there is an enclosed garden with raised timber decked seating area, lawn, flower and slate borders, outside tap, and power.

INTEGRATED GARAGE

With up and over door, power supply, light and plumbing for washing machine and dryer.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

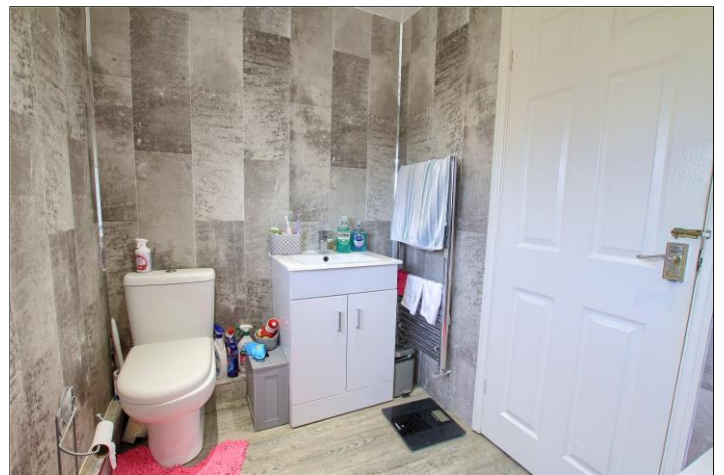
AGENTS REF: - MH/LS/BIL240094/15032024

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

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Tel: **01642 955140**



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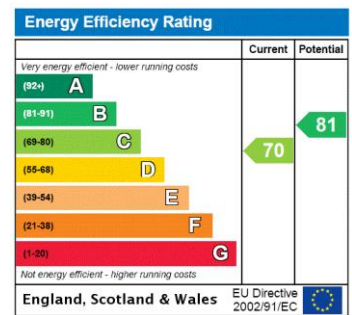
GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.

TOTAL FLOOR AREA: 1524 sq.ft. (141.6 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.
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