



High Street, Wolviston - TS22 5JX



Offers Invited Between £425,000 & £450,000 £425,000



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Wolviston

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Nestled in the heart of the charming Wolviston Village, this beautiful four-bedroom home with period features offers a perfect blend of character and modern conveniences. The property exudes charm from the moment you step inside, with its welcoming entrance vestibule leading to a spacious hallway. The ground floor boasts a convenient WC, a bright and airy lounge with doors opening to the rear courtyard, a separate dining room featuring a bay window, a cosy conservatory, and a modern fitted kitchen complete with integrated appliances. An additional living area with another bay window provides the perfect space for relaxation and entertaining. The first floor reveals a well-appointed family bathroom and four generously sized double bedrooms, offering plenty of space for family and guests.

The outdoor space of this property is a true gem, featuring a large rear garden with plenty of room for outdoor activities and relaxation. A delightful courtyard provides a private sanctuary for al fresco dining or enjoying a morning coffee. The property also includes a double garage and four brick outbuildings that offer fantastic storage and workshop space and a driveway to the rear of the property. With the potential for conversion into additional annexes or garden rooms (subject to planning permission), the possibilities for this outdoor space are endless. Whether you're looking for a peaceful retreat to unwind or a spacious setting to host gatherings, this property's outdoor area ticks all the boxes and is ready to be enjoyed to the fullest.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Vestibule

Hallway

Lounge

13' 6" x 13' 0" (4.11m x 3.95m)

Dining Room

14' 4" x 13' 1" (4.36m x 3.98m)

Living Area

14' 4" x 13' 0" (4.36m x 3.96m)

Kitchen

13' 5" x 10' 3" (4.09m x 3.12m)

Ground Floor Wc

Landing

13' 6" x 11' 1" (4.11m x 3.37m)

Bathroom

9' 7" x 4' 11" (2.93m x 1.49m)

Bedroom One

12' 0" x 16' 5" (3.65m x 5.00m)

Bedroom Two

12' 0" x 13' 5" (3.65m x 4.10m)

Bedroom Three

13' 5" x 10' 3" (4.10m x 3.12m)

Bedroom Four

13' 7" x 7' 11" (4.14m x 2.42m)

Conservatory

8' 0" x 8' 2" (2.44m x 2.50m)





GARDEN

YARD

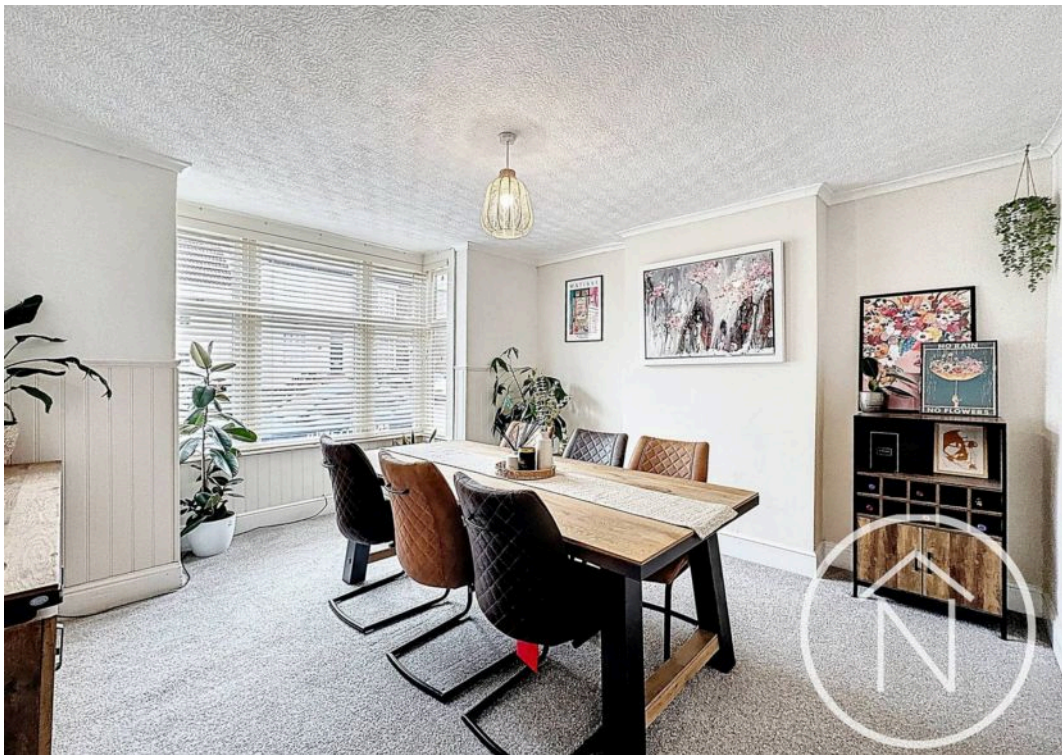
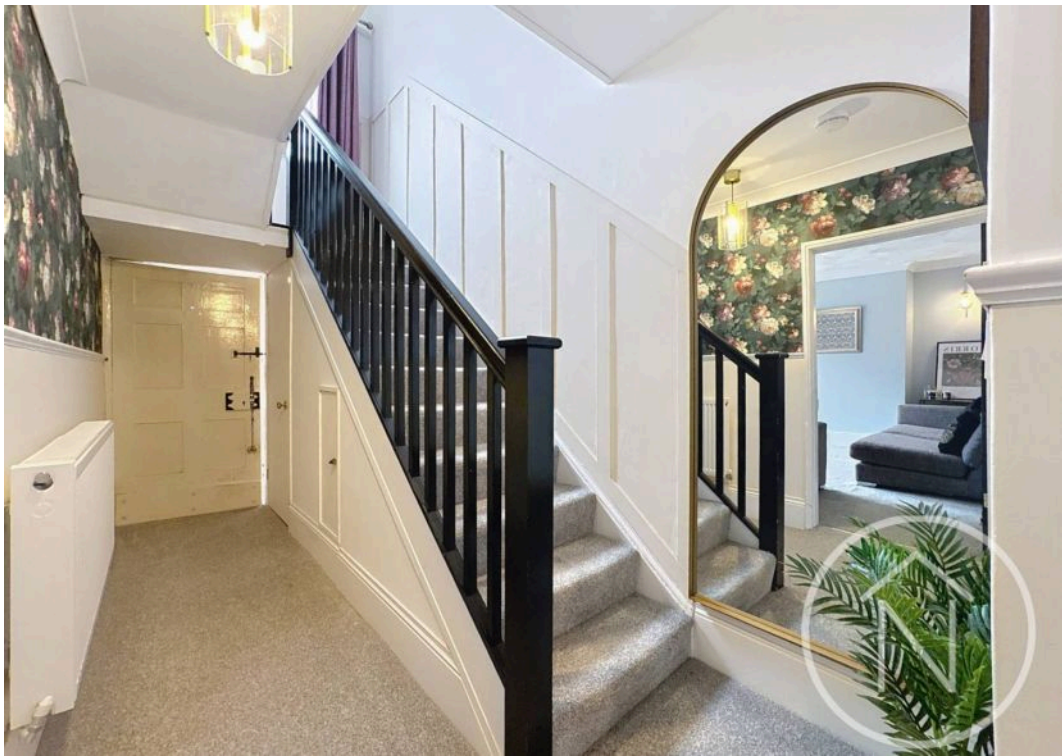
DOUBLE GARAGE

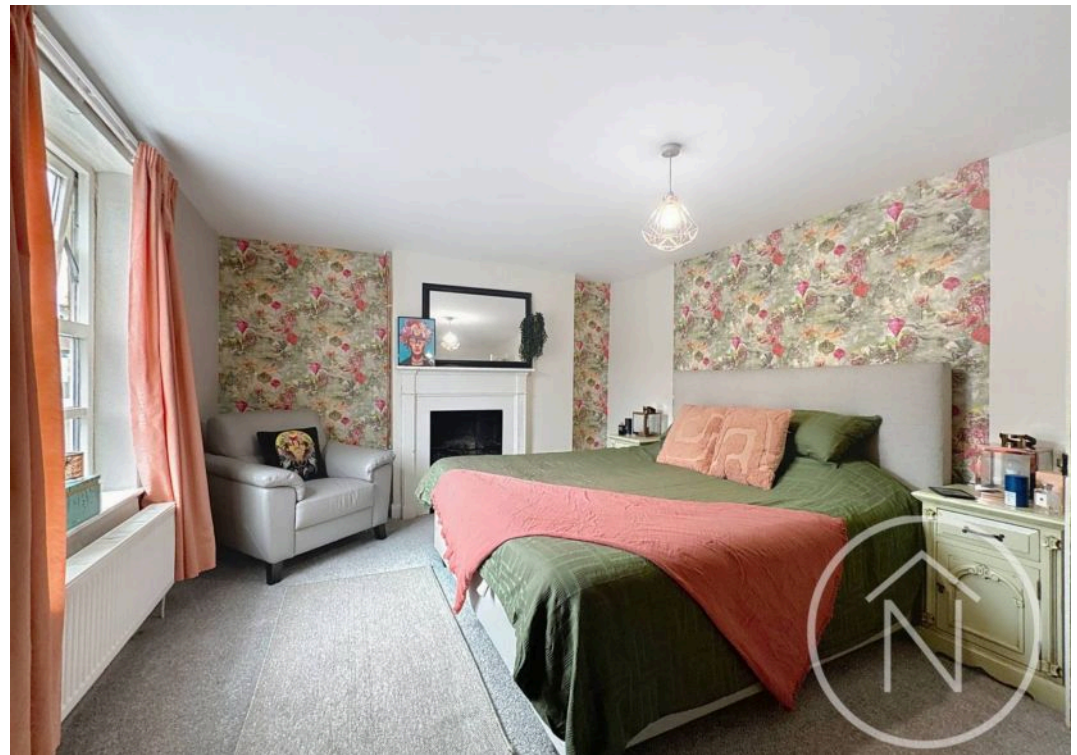
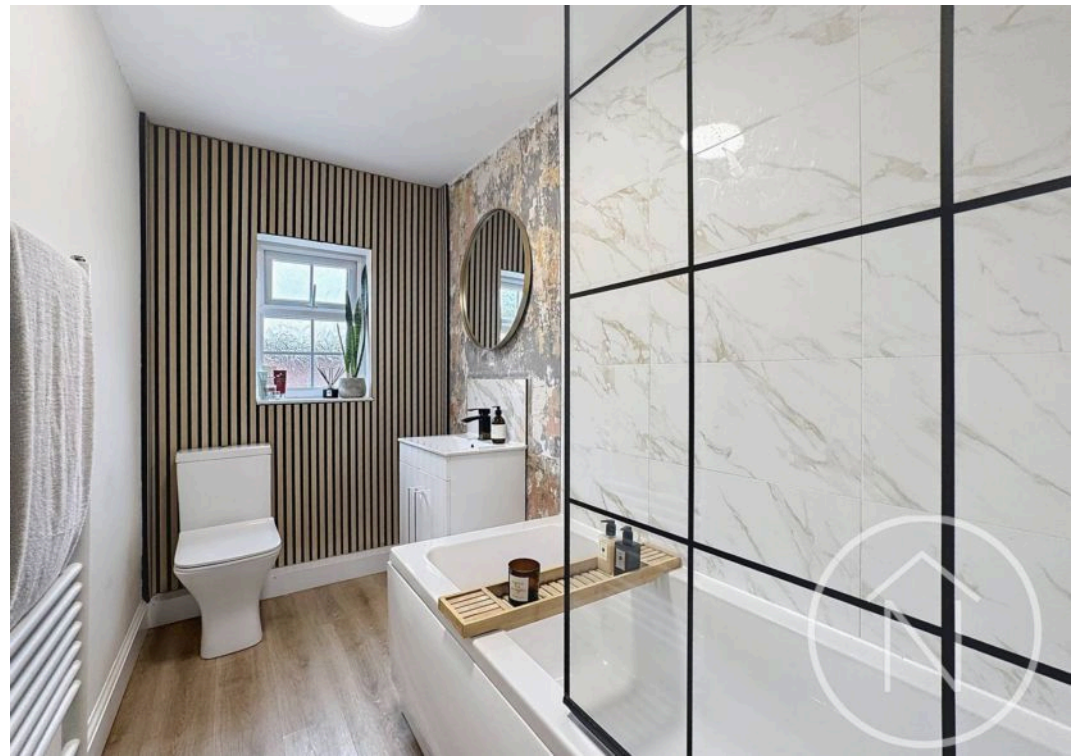
OFF STREET

ON STREET

DRIVEWAY

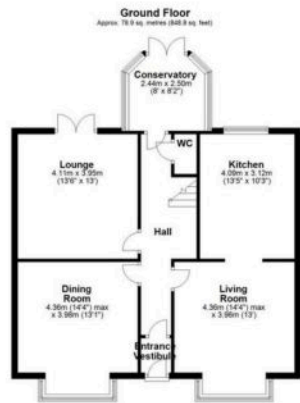




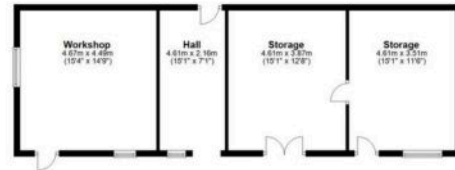








Outbuilding
Approx. 0.9 sq. metres (9.6 sq. feet)



Total area: approx. 150.5 sq. metres (1623.5 sq. feet)
 Floor plans to highlight for illustration purpose only all measurements are approximate.
 Plan produced using PlanGrip



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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.