



166 Wolviston Road, Billingham - TS22 5JP



Guide Price £375,000



166 Wolviston Road

Billingham, Billingham

This stunning extended detached bungalow is the epitome of modern elegance. Boasting a well-thought-out layout, the accommodation comprises an inviting entrance hall leading to a spacious lounge, seamlessly flowing into the open plan kitchen/dining/living space. The ground floor also features a shower room, a pristine bedroom with an en-suite complete with a freestanding bath and separate shower. Upstairs, two additional bedrooms offer ample space and comfort. The crowning jewel of this property is the beautiful private garden to the rear, providing a serene retreat to relax and unwind.

Beyond the walls of this exceptional property, a double driveway and garage offer convenience and practicality. The outdoor space provides a perfect setting for al-fresco dining and entertaining, with ample room for outdoor furniture and activities. Complete with a shower room and en-suite, UPVC double glazing, and gas central heating, this home offers a seamless blend of style and functionality. Don't miss the opportunity to make this property your own and indulge in the tranquil luxury it offers.

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Hall

Lounge

22' 3" x 11' 0" (6.78m x 3.35m)

Kitchen Area

14' 0" x 10' 3" (4.27m x 3.12m)

Kitchen / Dining / Living Area

12' 11" x 34' 1" (3.94m x 10.38m)

Shower Room

5' 4" x 7' 6" (1.63m x 2.29m)

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)

En-Suite

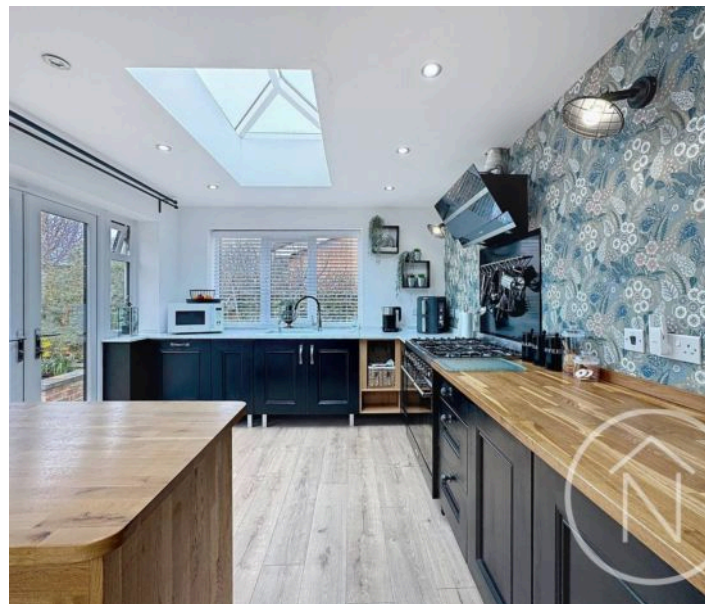
11' 9" x 12' 6" (3.59m x 3.81m)

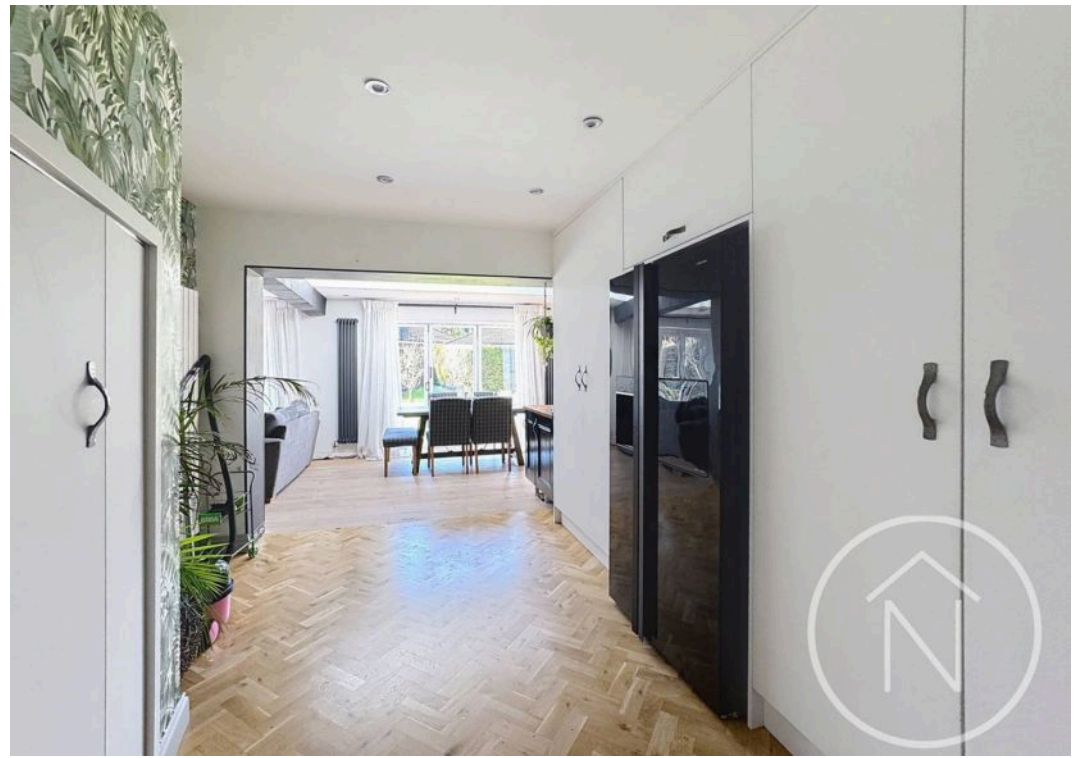
Bedroom Two

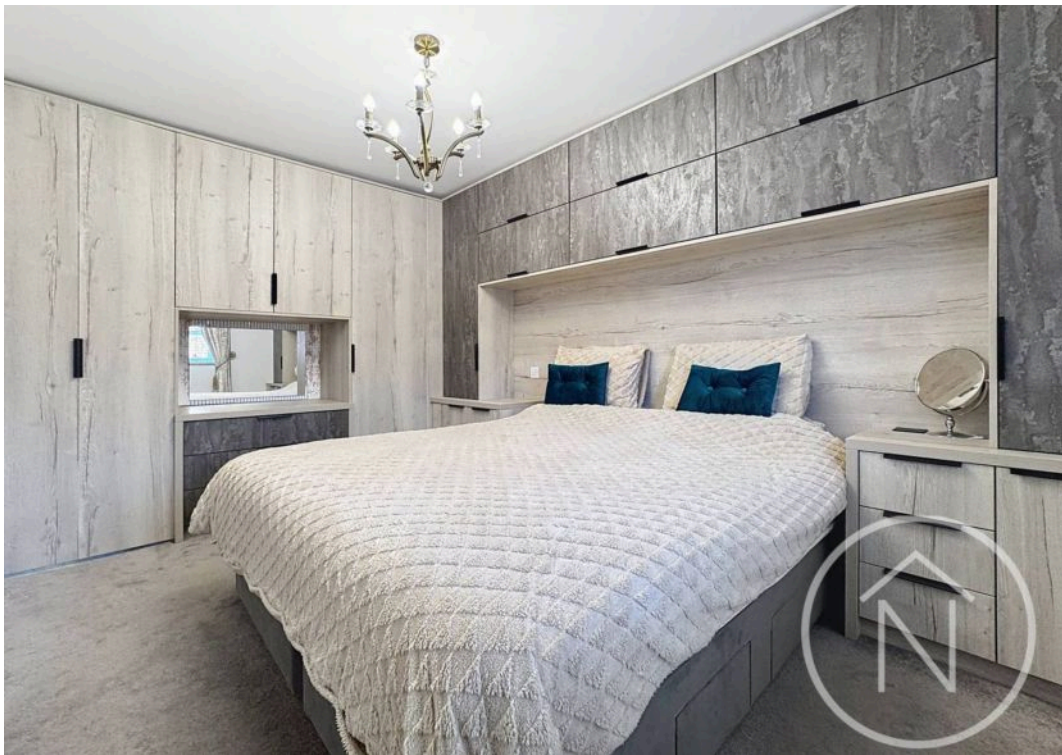
13' 0" x 12' 4" (3.96m x 3.76m)

Bedroom Three

13' 7" x 10' 3" (4.14m x 3.12m)



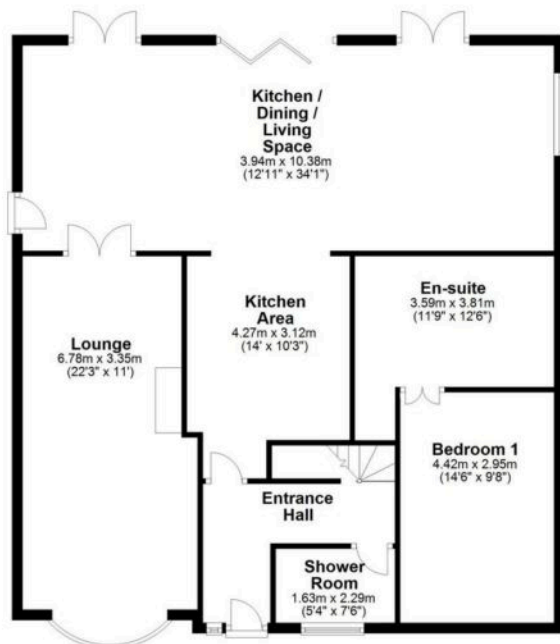








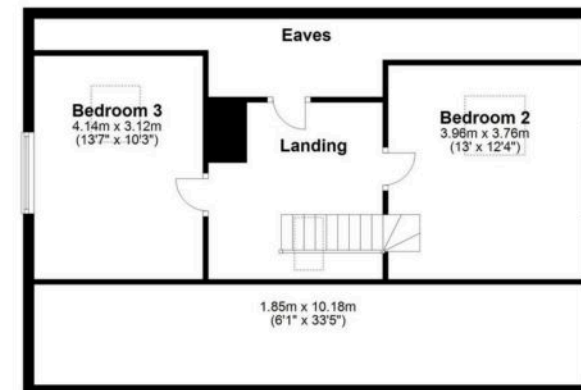
Ground Floor



Total area: approx. 183.2 sq. metres (1971.9 sq. feet)

floor plan(s) by Northgate[®] for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.

First Floor





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