



2 Musgrave Terrace, Wolviston - TS22 5LB  
Billingham



In Excess of £140,000





## 2 Musgrave Terrace

Wolviston, Billingham

**Offers Invited Between £140,000 and £150,000**

This beautifully presented two-bedroom end of terrace house offers a superb blend of modern style and comfortable living. The spacious reception room is flooded with natural light from large windows, enhanced by neutral contemporary decor and thoughtfully placed modern lighting fixtures. The living areas boast both a built-in fireplace and a charming wood-burning stove, creating inviting spaces for relaxation and entertaining. An open-plan feel is achieved with a stylish modern staircase, while cosy seating areas and soft carpeting provide warmth and comfort.

The kitchen features a range of units, and generous storage, all brightened by natural light. The bathroom has a combination bath and shower, and a frosted window for privacy. Outside, the property benefits from a private, low-maintenance courtyard - . This home is perfect for those seeking a move-in ready, stylish residence with practical features and a welcoming atmosphere.

*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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



#### Entrance Vestibule

4' 5" x 3' 2" (1.35m x 0.96m)

#### Lounge

13' 11" x 20' 7" (4.23m x 6.28m)

#### Kitchen

12' 1" x 6' 3" (3.68m x 1.90m)

#### Landing

5' 11" x 12' 0" (1.81m x 3.66m)

#### Bathroom

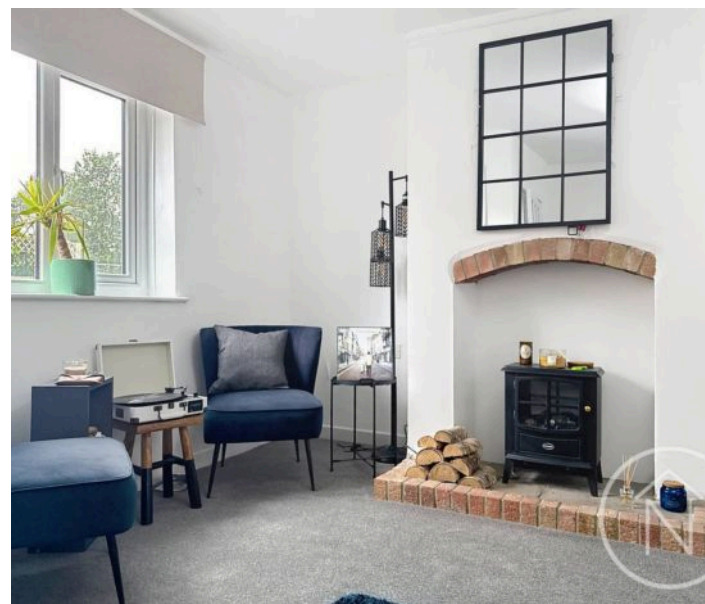
12' 0" x 6' 3" (3.66m x 1.90m)

#### Bedroom 1

12' 4" x 8' 6" (3.75m x 2.59m)

#### Bedroom 2

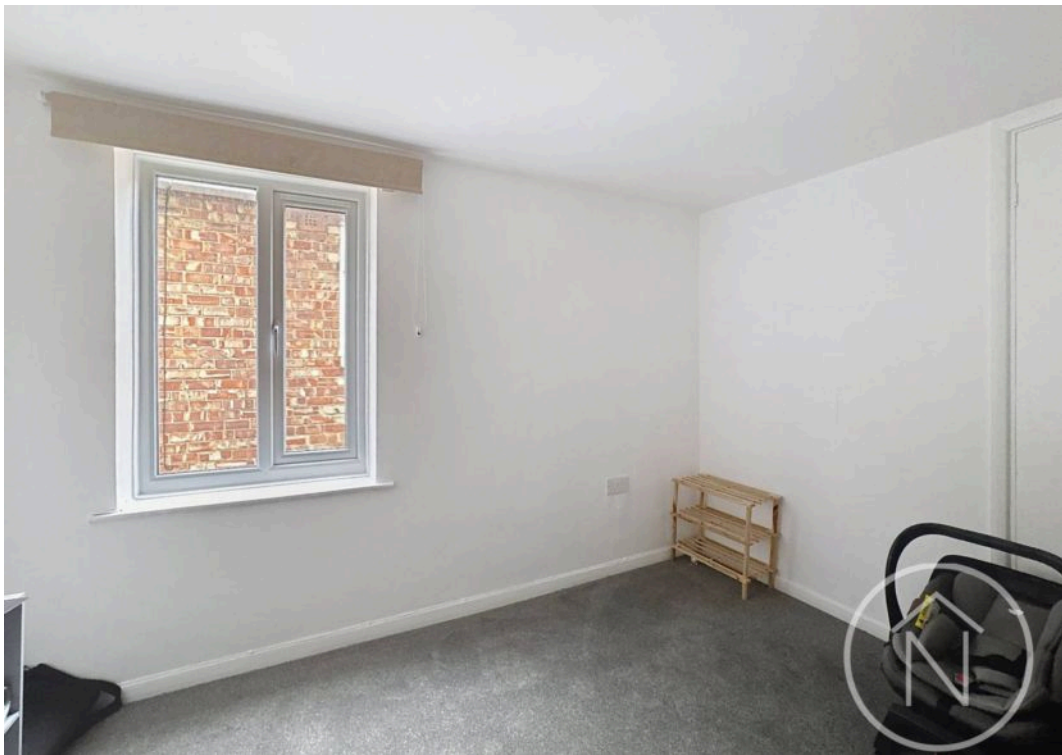
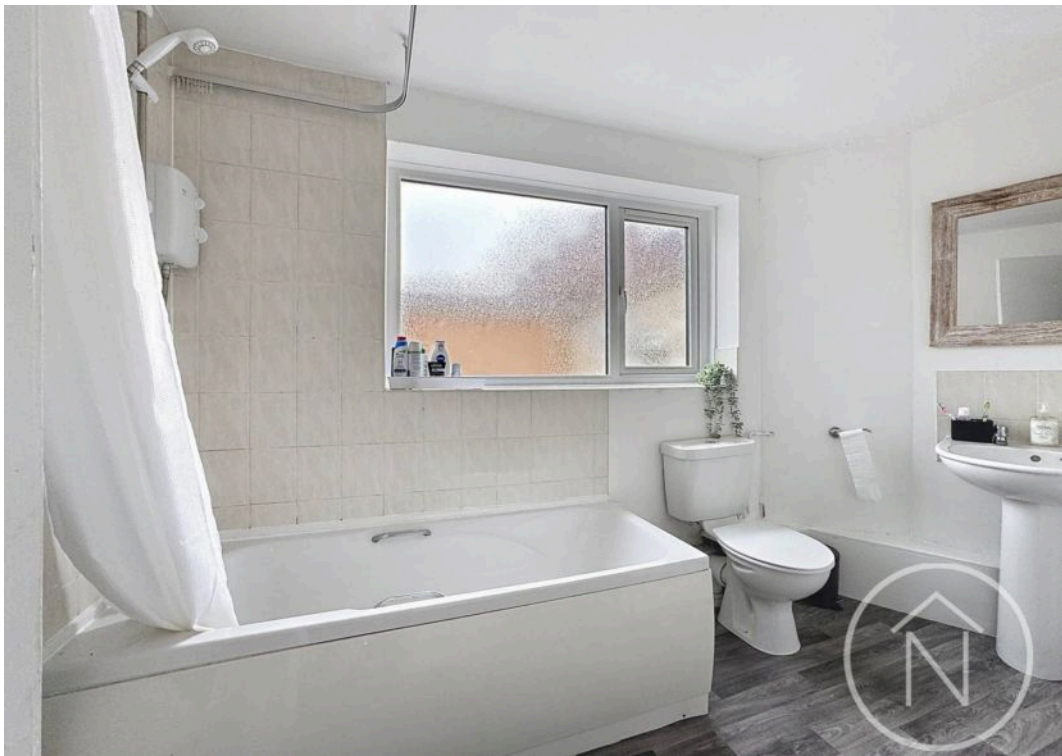
7' 9" x 10' 4" (2.37m x 3.15m)





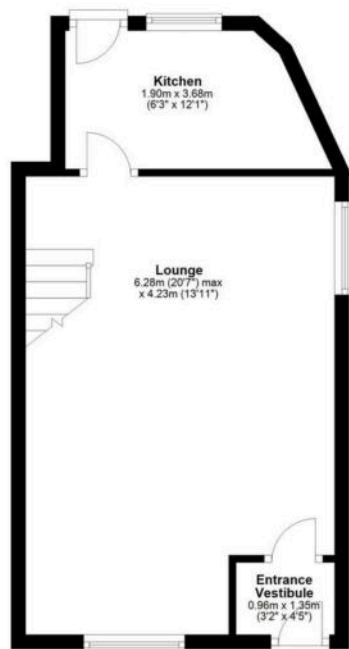






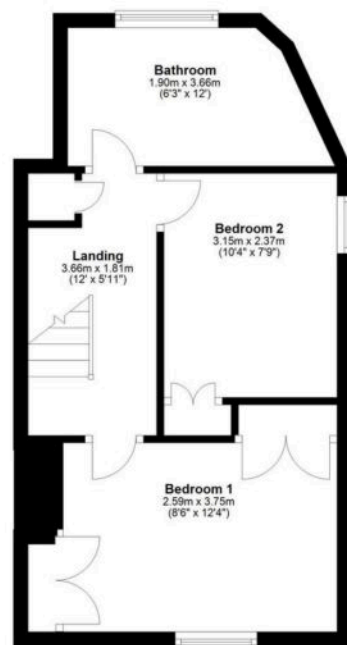
### Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



### First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 65.7 sq. metres (707.0 sq. feet)





## Northgate - Teesside

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