



Gleneagles Close, Wolviston Court - TS22 5RB



In Excess of £180,000



Gleneagles Close

Wolviston Court

This beautifully presented extended three-bedroom, semi-detached house offers a perfect blend of modern luxury and practical family living. The spacious open plan living area seamlessly connects a stunning contemporary kitchen - complete with a central island, integrated appliances, and sleek cabinetry, making it ideal for both every-day relaxation and entertaining. Elegant flooring and abundant natural light create a warm, welcoming atmosphere throughout. Doors lead to a bright conservatory and out to the landscaped south facing private garden, enhancing the sense of space and providing a seamless indoor-outdoor flow.

Upstairs, the bedrooms are generously proportioned, each featuring large windows for plenty of natural light. The modern bathroom is finished to a high standard. Outdoor living is equally impressive, with a well-maintained garden, patio seating area, mature planting for privacy - perfect for relaxation or entertaining guests. Additional highlights include off-road parking, and convenient garden access, making this property a truly exceptional and versatile family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Porch

7' 5" x 2' 7" (2.25m x 0.79m)

Kitchen

15' 0" x 14' 0" (4.58m x 4.26m)

Utility Room

4' 0" x 9' 10" (1.22m x 3.00m)

Ground Floor Wc

4' 0" x 2' 6" (1.22m x 0.75m)

Lounge

15' 0" x 11' 0" (4.58m x 3.35m)

Conservatory

10' 10" x 7' 4" (3.30m x 2.23m)

Bathroom

4' 9" x 7' 5" (1.44m x 2.27m)

Bedroom 1

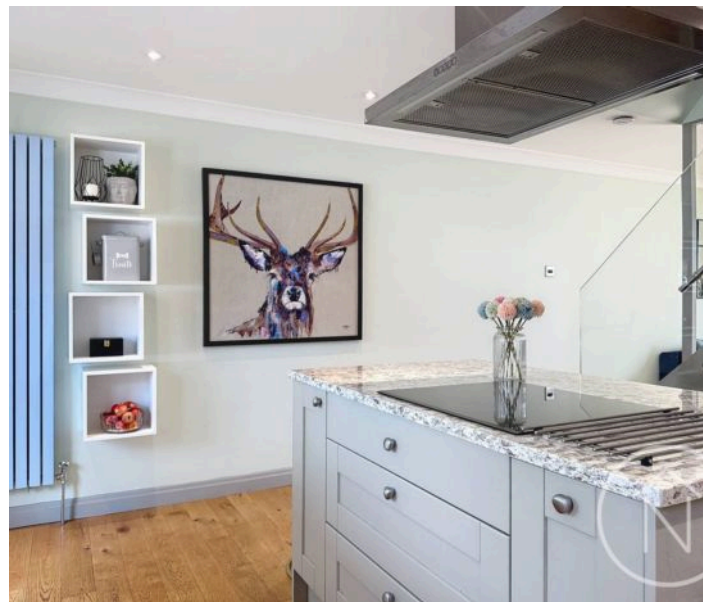
10' 0" x 11' 1" (3.06m x 3.38m)

Bedroom 2

8' 7" x 11' 1" (2.61m x 3.37m)

Bedroom 3

6' 4" x 8' 6" (1.93m x 2.60m)





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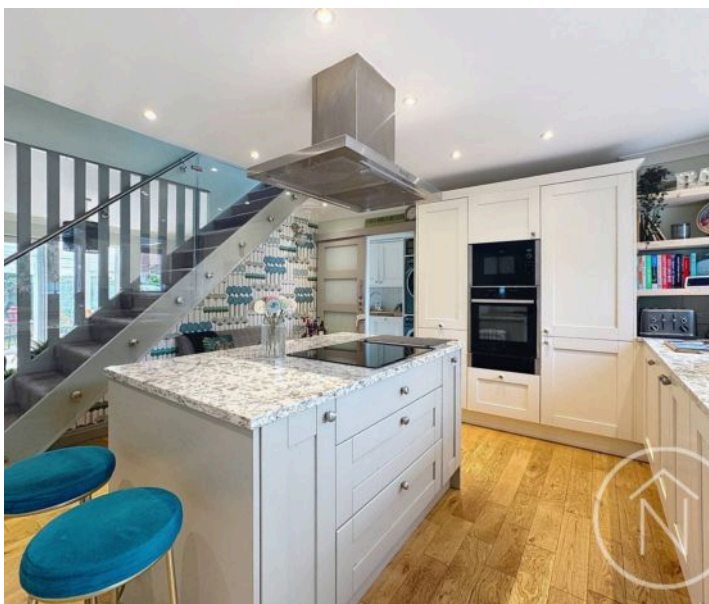
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Bedroom 2

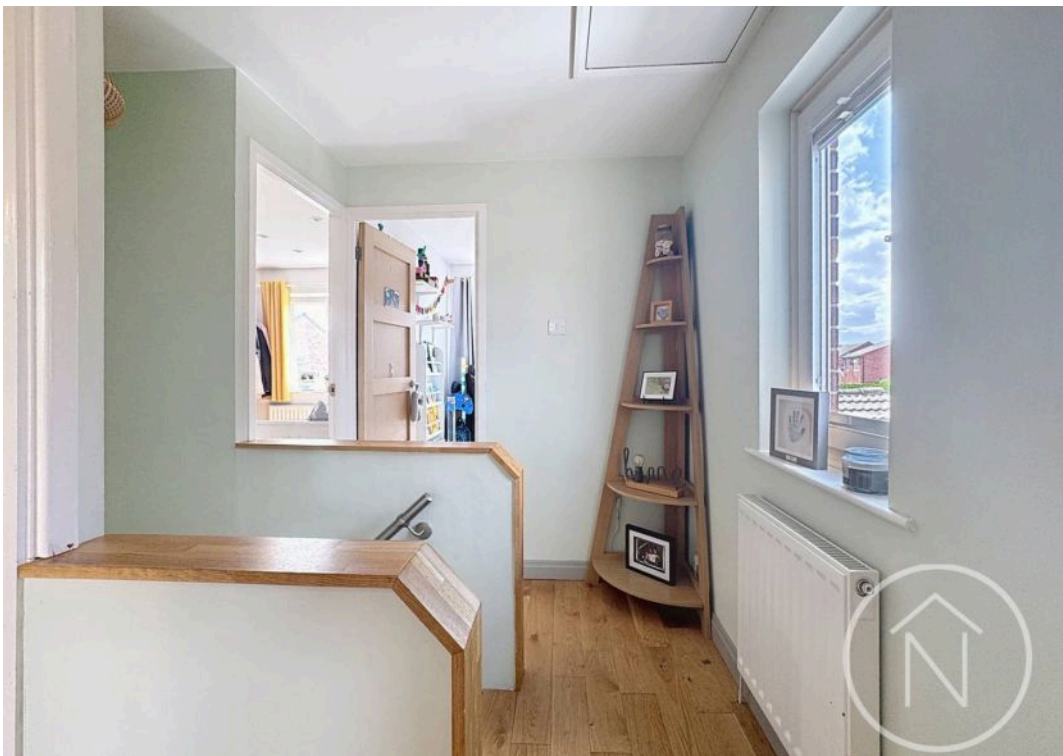
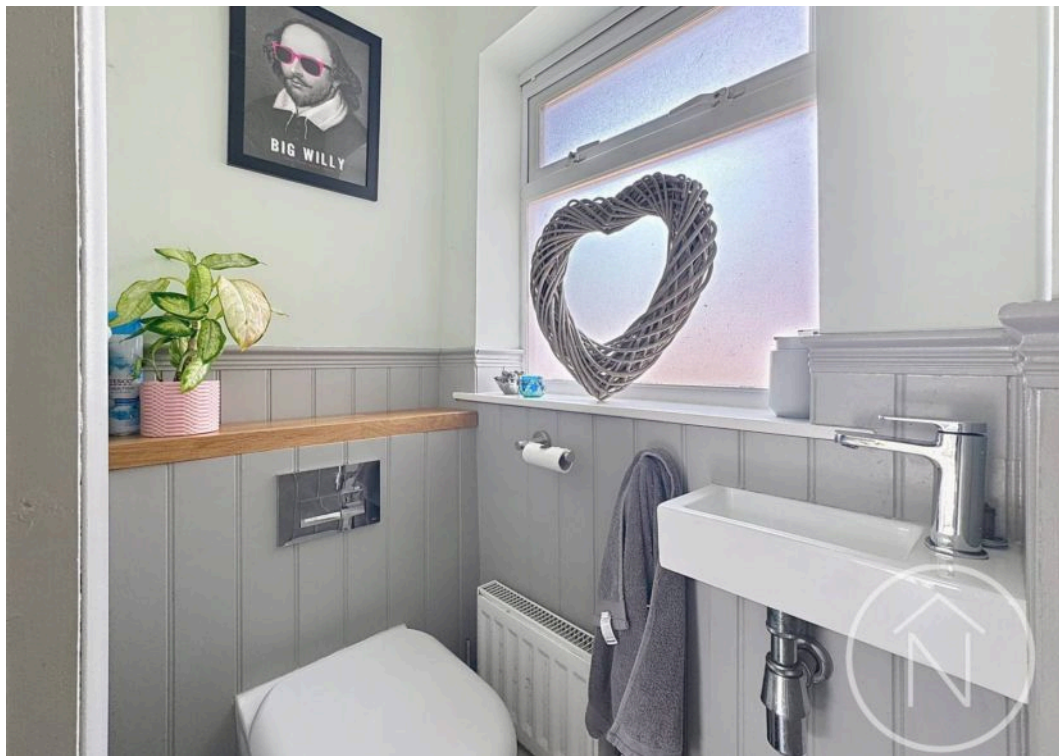
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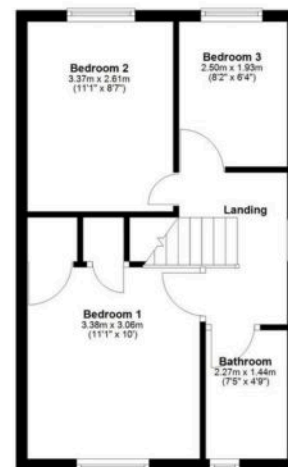
Ground Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 sq. feet)



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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.