



Belmont Avenue, Wolviston Court - TS22 5HG
Billingham



Offers Invited Between £80,000 And £90,000



Belmont Avenue

Wolviston Court, Billingham

This modern ground floor flat is ideally located on the ever-popular Wolviston Court, offering a fantastic opportunity for those looking to invest, downsize, or step onto the property ladder for the first time. Well-presented throughout and boasting a practical layout, the property combines modern living with convenience and comfort and is available with no onward chain.

The accommodation comprises:

- Spacious lounge
- Fitted kitchen
- Two well-proportioned bedrooms
- Bathroom
- Hallway
- Gardens To Front & Rear

This home offers easy-to-manage living in a sought-after area, close to local amenities, schools, and transport links. Viewing is highly recommended to appreciate the space and potential this property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

14' 8" x 11' 3" (4.48m x 3.44m)

Kitchen

7' 0" x 11' 7" (2.13m x 3.54m)

Bedroom One

13' 0" x 11' 2" (3.96m x 3.41m)

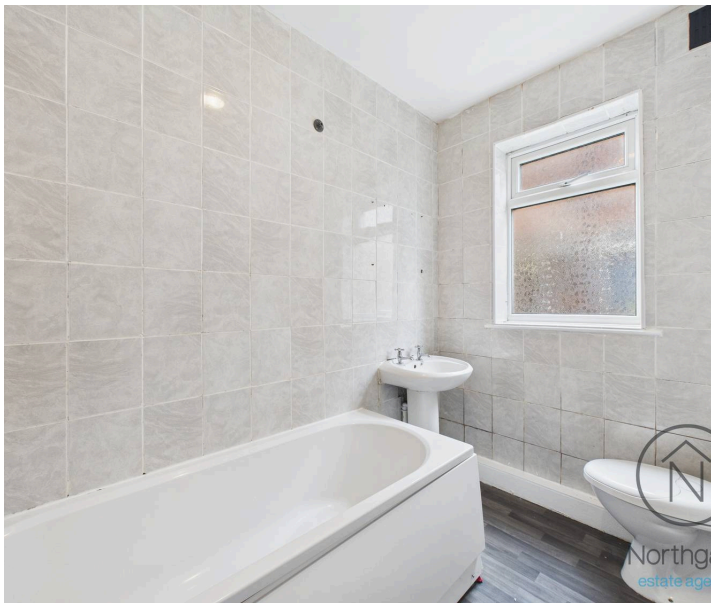
Bedroom Two

10' 10" x 8' 3" (3.30m x 2.51m)

Bathroom

5' 10" x 8' 2" (1.77m x 2.49m)

Hallway







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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.